

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:35-165

1. Name of Property (indicate preferred name)

historic Greenwich Forest

other _____

2. Location

street and number Inclusive streets include: Wilson Lane, Hampden Lane, Lambeth Road, Overhill Road, Westover Road, Midwood Road, and York Lane not for publication

city, town Bethesda vicinity

county Montgomery

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

name Multiple Ownership

street and number _____ telephone _____

city, town _____ state _____ zip code _____

4. Location of Legal Description

courthouse, registry of deeds, etc. Multiple Deeds liber folio
 city, town _____ tax map NH12 tax parcel _____ tax ID number _____

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
<u>X</u> district	<u> </u> public	<u> </u> agriculture	<u> </u> landscape	Contributing	Noncontributing
<u> </u> building(s)	<u>X</u> private	<u> </u> commerce/trade	<u> </u> recreation/culture	<u>63</u>	<u>20</u> buildings
<u> </u> structure	<u> </u> both	<u> </u> defense	<u> </u> religion	<u>1</u>	<u>0</u> sites
<u> </u> site		<u>X</u> domestic	<u> </u> social	<u>0</u>	<u>0</u> structures
<u> </u> object		<u> </u> education	<u> </u> transportation	<u>1</u>	<u>0</u> objects
		<u> </u> funerary	<u> </u> work in progress	<u>65</u>	<u>20</u> Total
		<u> </u> government	<u> </u> unknown		
		<u> </u> health care	<u> </u> vacant/not in use		
		<u> </u> industry	<u> </u> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

7. Description

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Condition

excellent deteriorated
 good ruins
 fair altered

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

ARCHITECTURAL DESCRIPTION

SUMMARY DESCRIPTION

The suburban neighborhood of Greenwich Forest contains a cohesive collection of domestic buildings constructed between circa 1929 and 2007, the overwhelming majority of which were erected between 1933 and 1941. The predominant architectural styles found in the neighborhood are the Colonial Revival and the Tudor Revival with limited illustrations of the French Eclectic, Neoclassical, and the Modern Movement. The neighborhood was developed as an automobile suburb in the second quarter of the twentieth century by Washington, D.C. real estate developer Morris Cafritz. Cafritz and his staff architects, Alvin L. Aubinoe and Harry L. Edwards, and landscape architect John H. Small, III were responsible for the resulting built environment and landscape of the neighborhood. This group of talented and proficient men were especially sensitive to maintaining the large number of mature trees and rolling hills of the existing topography. Thus, Greenwich Forest represents a significant change in suburban planning in Montgomery County. Moving away from the standard gridiron and rectilinear plans of early-twentieth-century suburbs, Morris Cafritz and his design team used curvilinear blocks, deep setbacks, and careful siting to take advantage of the existing landscape when planning the neighborhood. The natural, idyllic setting was particularly appropriate for the romantic influences of the English- and French- inspired architecture that extant today. The neighborhood was intended for upper-middle-class residents who were physicians, lawyers, professors, and upper-level management of the private sector, the military, and the federal government. Greenwich Forest provided prospective homebuyers with fashionable architectural styles, solid construction, high-quality materials, reasonable prices, and all the modern conveniences sought after by homebuyers in the second quarter of the twentieth century. Cafritz and his design team also paid particular attention to the homeowner's need to accommodate the automobile, which was becoming overwhelmingly popular at the time the neighborhood was planned. The houses in Greenwich Forest were intentionally designed with integrated or attached garages that were not visible from the street. Driveways were located to the side or rear of the houses and the winding, narrow streets discouraged street parking. Located on the side or rear elevations of the dwellings, the garages and the associated automobiles were hidden from view, thus enhancing the beauty of both the buildings and the setting and preserving the natural landscape of the neighborhood. The integration of garages into the houses often resulted in asymmetrical facades. The asymmetrical facades and multiple projecting bays of the Tudor Revival style and the use of side wings and porches on Colonial Revival-style balanced the symmetry of the buildings and were especially effective in hiding the garage and automobiles from view. Designed as an upper-middle-class automobile suburb in the second quarter of the twentieth century, Greenwich Forest provides an excellent study on the various interpretations of the Revival styles, particularly that of the Colonial Revival and Tudor Revival, and the evolution of suburban planning in Montgomery County.

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SITE DESCRIPTION

The residential neighborhood of Greenwich Forest is located in southern Montgomery County, approximately two-and-a-half miles northwest of Washington, D.C. The neighborhood is located in Bethesda, west of Old Georgetown Road and east of Bradley Boulevard. The main entrance to Greenwich Forest is located at the intersection of Wilson Lane and Hampden Lane. A small traffic circle is located at the intersection of Hampden Lane and York Lane. The district is roughly bounded by the properties that front Hampden Lane on the west, the 5500 and 5600 block of Lambeth Road on the north, and the 7800 block of Overhill Road on the east. The neighborhood is located on 30 acres of land composed of several plats that date from 1928 to 1936. The neighborhood remains largely as platted with its winding streets that follow the contours of the topography on gently rolling, forested lots. Large oak, hickory, chestnut, and dogwood trees are common throughout the neighborhood. The large lots have wide frontages and deep setbacks that vary from 40 feet to more than 100 feet. Houses are sited to take advantage of the natural topography and are set either parallel or angled to the street. There are no public sidewalks in the community, an element of its planning as an automobile suburb. Walkways lead to the main and secondary entries from the driveways and the street. The quiet residential neighborhood remains isolated from the commuter traffic on nearby Wilson Lane and Bradley Boulevard.

DETAILED DESCRIPTION

Initial Development, 1925-1931

The first three houses were constructed in the neighborhood sometime between 1926 and 1931, prior to Morris Cafritz's re-acquisition of the land in 1931. These three houses, located at 7805, 7818, and 7820 Overhill Road, set the tone for the future architectural styles, forms, materials, and detailing that would appear in Greenwich Forest. Two of the houses were designed in the Tudor Revival style and the third was designed in the Colonial Revival style, both of which would become the predominant styles exhibited in Greenwich Forest.¹

The two-story rectangular house at 7818 Overhill Road is typical of the Colonial Revival style with a central entry with a porch, a side-gabled, slate-shingled roof, wall dormers, and double-hung, sash windows. Colonial Revival-style details include ogee-molded pediments on the dormers, jack arch lintels over window and door openings, brick quoins, and Tuscan columns on the front porch. Similarly, the two Tudor Revival-style houses are also well-detailed and excellent examples of the style. The two-story house at 7805 Overhill Road is fenestrated with tall casement windows, has multiple front-gabled bays that are half-timbered set in stucco, and has a three-sided oriel on the façade that has a spandrel ornamented with a cross pattern of wood set in stucco.

¹ Please note that all addresses in Section 7 refer to current house numbers.

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Like the other Tudor Revival-style house, the two-story dwelling at 7820 Overhill Road is ornamented with half-timbering and stucco on the upper gables of the projecting, intersecting bays and has multiple casement windows. It is the only house in the neighborhood to have a jerkinhead roof.

Cafritz Construction Company and Greenwich Forest, 1931-1950

In 1931, the subdivision returned to Cafritz's ownership when the previous developer defaulted on the mortgage. Likely because of the poor economy during the Great Depression, Cafritz did not begin construction on new houses until 1933. That year, he constructed the first houses in his development. Located at the entrance to Greenwich Forest, the large Tudor Revival-style houses at 7801 and 7800 Hampden Lane create an imposing impression along Wilson Lane, a well-traveled thoroughfare in Bethesda. Beginning with these two houses, all dwellings in Greenwich Forest designed by the Cafritz Construction Company were of masonry construction (either brick or stone), had slate or tile roofs, and were built with integrated or attached garages for a minimum of two cars.

A significant design element of Greenwich Forest was the use of integrated and attached garages. In response to the growing popularity and increasing affordability of the automobile, Cafritz required that every house in the community have at least a two-car garage equipped with interior lighting and washing facilities. Although Greenwich Forest was planned as an automobile suburb, Cafritz did not want automobiles to clutter his carefully planned landscape and placed the integrated or attached garages on side or rear elevations that were not visible from the street. By hiding the garage and automobiles from view, Cafritz and his designers preserved the natural setting and landscape that was so important to the beauty of the neighborhood. Incorporating the garages into the design of the houses often resulted in the asymmetrical facades that appear in Greenwich Forest. Both the Tudor Revival and Colonial Revival styles were a particularly appropriate choice for house designs because the asymmetrical façade and multiple projecting bays of the Tudor Revival and the wings and side porches of the Colonial Revival helped balance the form and symmetry of the houses.

The first houses constructed by the Cafritz Construction Company in Greenwich Forest were built in 1933 and are interpretations of the Tudor Revival style. Because the houses are located at the gateway entrance of the neighborhood, the two dwellings are angled to face more towards Wilson Lane than Hampden Lane. The house at 7801 Hampden Lane is a large, two-story brick house with a two-story projecting front-gabled bay that dominates the façade, and a two-story tower constructed of stone that contains the main entry.² The tower is topped by a pyramidal roof covered with slate shingles. Common to the style are the tall, narrow casement windows, the diamond-pane lights, and the segmentally arched door. Other Tudor Revival-style details include brick arches or splayed wooden lintels on window openings, skinteled bricks, and the arched brackets and hewn

² Similar in form and styling is the house at 7827 Overhill Road. It was constructed three years later in 1936 and does not have the extensive side wings as the house at 7801 Hampden Lane.

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posts on the porch. The two-car garage is located in a one-story wing on the side of the house that has the same style and detailing as the main block. Whereas the house at 7801 Hampden Lane was designed to be more tall and vertical, the house at 7800 Hampden Lane was more horizontal in presentation. Advertised by Cafritz as an “English Farmhouse,” the one-and-a-half story house is constructed of stone and has a large one-and-a-half-story projecting bay on the façade. A small one-story wing on the rear contains the garage. This house is a more modest interpretation of the style than its high-style counterpart erected across the street. The board-and-batten door, the multi-light casement windows, the stone construction, stone lintels and sills, and the weatherboard in the upper gable ends are the only Tudor-inspired details.

After experiencing great interest in these first model houses, Cafritz began construction along Hampden Lane in 1934. By the end of that year, he had constructed four houses: 7814, 7818, 7820, and 7824 Hampden Lane.³ All of these houses were designed in the Tudor Revival style and have steeply pitched slate-shingled gable roofs and projecting, front-gabled bays. The houses were smaller in size and scale than the first few model houses constructed by Cafritz in Greenwich Forest during the previous year. The one-and-a-half-story house at 7824 Hampden Lane is a good example of the style with its skinteled brick, asymmetrical, intersecting front-gabled bays, tall casement windows, and diamond-pane casement windows. The roof is finely detailed overhanging eaves, a corbeled brick cornice, and a jerkinhead dormer faced with stone. A one-story side porch has a side-gabled roof supported by hewn posts with arched brackets.

The hewn posts with arched brackets are found on many houses in Greenwich Forest. They were most commonly used on side and entry porches. Examples of houses with this design element include the dwellings at 7819 Overhill Road (1935), 7803 Overhill Road (1937), 5602 Lambeth Road (1939), and 8000 Westover Road (ca. 1941). The two Tudor Revival-style houses at 5602 Midwood Road and 5602 York Lane were both constructed in 1936 and feature the hewn posts with arched brackets. The houses are very similar in design and have one-story, three-bay inset porches on the façade with hewn posts and arched brackets. The one-and-a-half-story houses have two-story projecting bays on the façade and each have two front-gabled dormers. The house at 5602 York Lane has other stylistic elements typical of the style including a unique door surround that consists of a single diamond-pane light over a brick panel laid in a herringbone pattern.

Another common feature of Tudor Revival-style houses is the use of multiple materials on the exterior of the dwelling. The use of multiple materials is seen throughout Greenwich Forest. The most commonly paired materials were brick and stone, but weatherboard and square-butt wood shingles were also used. Often the main block was constructed with one material and the upper gable end was clad with another material, as is the case with 8000 Westover Road (ca. 1941) and 7835 Hampden Lane (1937). Both of these houses are constructed of stone but have upper gable ends clad with weatherboard siding. The house at 5629 Lambeth Road (ca. 1941) is constructed of brick but has a projecting front-gabled bay with the lower half clad with stone and the upper half

³ 7820 Hampden Lane was demolished in 2007 and replaced with a new dwelling.

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clad with siding. Chimneys were often constructed of two materials (usually brick and stone) or a material that was different from the main block. Multiple exterior treatments are found on the Tudor Revival-style houses at 7819 Overhill Road (ca. 1935), 7824 Overhill Road (1936), 7803 Overhill Road (1937), 8016 Hampden Lane (ca. 1941), and 8005 Westover Road (ca. 1945).

Half-timbering is one of the most familiar exterior treatments associated with the Tudor Revival style. Although the Tudor Revival style is one of the most common in Greenwich Forest, only a handful of the houses are ornamented with this distinctive detail. The house at 7824 Overhill Road (1936) has two projecting front-gabled bays both of which are half-timbered. The upper gable end of the dominant two-story bay is set in stucco, while the smaller, two-story bay is framed by bricks laid in a random, irregular pattern. This half-timbering with brick infill is also found on the house at 5602 York Lane (1936). The two Tudor Revival-style houses that predate the Cafritz development, 7805 Overhill Road and 7820 Overhill Road, both have half-timbering set in stucco.

Tudor Revival-style houses are also known to have large chimneys that are often located on the façade or side of the house. In Greenwich Forest, there are several houses that have an exterior chimney on the façade. The houses at 7819 Overhill Road (ca. 1935), 7824 Overhill Road (1936), 7803 Overhill Road (1937), 8000 Westover Road (ca. 1941) and 8012 Hampden Lane (ca. 1941) all have an exterior chimney that dominates the façade. On all of the examples, the lower portion of the chimney stack is constructed of stone, while the upper, free-standing portion of the stack is brick that is ornamented with vertical bands of molded brick and a corbeled cap. Many of the Tudor Revival-style houses still retain the original chimney pots, which is frequently associated with the style.

The Colonial Revival was the other predominant style used by the Cafritz Company in Greenwich Forest and was the most frequently used style in the neighborhood with nearly 50 examples. The style is very symmetrical and frequently exhibited more in form and massing than in ornamentation and detail, particularly when compared to the elaborate and high-style nature of the Tudor Revival. The Colonial Revival style was often more restrained; however, pediments, door surrounds, lintels, and cornices are commonly decorated and accentuate features on the houses. In Greenwich Forest, examples of the style are typically two stories in height, three bays wide, side-gabled with exterior-end chimneys, and often have a Colonial Revival-style door surround or a porch or portico that shelters the main entry. The symmetry of the houses is often augmented by side wings or porches. In these designs in Greenwich Forest, the garages were usually attached to the house through one of the side wings. The Colonial Revival-style houses in Greenwich Forest can be divided into roughly four categories: the two-story rectangular box with a central entry, a two-story rectangular box with a side entry, Dutch Colonial Revival-style houses, and Cape Cods or Cape Cod-influenced designs. The Colonial Revival-style houses constructed by Cafritz in Greenwich Forest are well-appointed and appropriate for the upper-middle-class homebuyers he targeted. There are least seven examples of two-story rectangular boxes that have central entries, while there are at least twelve examples of two-story rectangular boxes with side entries. The

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majority of houses with center entries have a Colonial Revival-style surround and are sheltered by one-story, one-bay porches or porticoes, whereas side-entry houses typically have only a Colonial Revival-style surround.

One of the earliest examples of the center-entry Colonial Revival-style house is the building at 5827 Hampden Lane (1935). Unlike other Colonial Revival-style houses, this house has two front-gabled wall dormers and a hipped-roof wall dormer. The main entry is located within a three-sided canted bay covered with a half-hipped roof. The bay is ornamented with fluted pilasters, paneled cheeks, a paneled frieze, and an ogee-molded cornice. The elongated window openings on the first story are topped with five-light transoms. One of the finest examples of the style is the house at 5606 York Lane (1936). The slate-shingled roof is finished with a plain frieze and ogee-molded cornice. The house is symmetrically fenestrated with 8/8, double-hung, sash window with rowlock brick sills. Window openings on the first story are elongated and have a paneled spandrel and jack arches with a brick keystone. The house is one of several in the neighborhood to retain its original wood shutters. The operable shutters are paneled on the first story and louvered on the second story. The first-story shutters are carved with an urn cut-out. A one-story, one-bay portico shelters the main entry, which has a single-leaf paneled wood door. The front-gabled portico has a barrel vault and is finished with an ogee-molded cornice. The portico is supported with Tuscan columns and engaged square posts. The entry is flanked by four-light/one-panel sidelights and is topped by an elliptical fanlight. A one-story, one-bay screened porch is located on the side elevation. The flat roof is supported by paired Tuscan columns and is edged with square balusters. Another fine example of the center-entry Colonial Revival-style house is the dwelling at 5619 York Lane (1937). Inspired by the interest in Georgian architecture, this house is capped with a hipped roof, rather than the more common side-gabled roof. The roof is pierced by two segmental arched dormers that hold segmentally arched double-hung, wood-sash windows. Rather than the single chimney, this house is flanked on both ends by large brick chimneys. The house is well-detailed with brick quoins, belt courses, an ogee-molded cornice with dentil molding and an ogee-molded frieze. The elongated windows on the first story are 8/12, double-hung, wood-sash with jack arch lintels with keystones. The main entry is flanked by leaded glass sidelights over one panel. The entry is sheltered by a one-story, one-bay portico has a flat roof with an ogee-molded cornice with dentil molding and is supported by fluted Doric columns. The roof of the portico is edged with a decorative metal railing. Other examples of Colonial Revival-style houses with center entries are the houses at 7834 Hampden Lane (ca. 1935), 5604 York Lane (1936), 5511 Lambeth Road (ca. 1941), 7815 Overhill Road (ca. 1941), and 8004 Hampden Lane (ca. 1941).

The earliest example of the Colonial Revival-style houses with a side entry in Greenwich Forest is located at 7828 Hampden Lane (1935). Although reminiscent of the Tudor Revival with its three front-gabled wall dormers with corbeled brick cornices, paired casement windows with transoms, and wood lintels above the first-story window openings, its form, massing, and symmetry are typical of the Colonial Revival. This demonstrates the stylistic evolution of the houses from Tudor Revival to Colonial Revival. The house at 5606 Midwood Road (1936) also has wall dormers, but is distinctly Colonial Revival. The house is symmetrically

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fenestrated with double-hung, sash windows. The wall dormers each hold a 6/6 windows, while the elongated openings on the first story hold 6/9 double-hung sash windows with a paneled spandrel. Windows on the first story also have jack arches with a keystone and are edged with full-length operable louvered shutters. The main entry, holding a single-leaf paneled wood door with three lights, has a broken pediment with an urn. The one-story porch on the side elevation has a side-gabled roof supported by Tuscan columns. Other examples of the style with side entries include 7821 Hampden Lane (1935), 7830 Hampden Lane (1935), 7823 Overhill Road (1936), 5609 Midwood Road (1936), 5615 Midwood Road (1936), 8009 Hampden Lane (1937), 8024 Hampden Lane (ca. 1941), 8003 Overhill Road (ca. 1941), 7825 Overhill Road (ca. 1941), and 5601 Lambeth Road (ca. 1941).

The houses at 8025 Hampden Lane (1935), 5605 York Lane (1938), 8016 Hampden Lane (1938), and 8000 Hampden Lane (1939) are variations of the Colonial Revival-style house with a side entry. Advertised by Cafritz as "Pennsylvania Farmhouses," these two-story houses are all constructed of stone and have front-gabled wall dormers. The house at 8025 Hampden Lane is three bays wide and has a wide frieze that is clad with siding. The architrave acts a continuous rowlock sill for the dormer windows. When originally constructed, the house had a one-story, one-bay, front-gabled porch that sheltered the side entry. The porch has been replaced with a full-width, shed-roof porch. The house has both a side-gabled porch and a side-gabled brick wing with a side-gabled roof and wall dormer. The three houses at 5605 York Lane 8016 Hampden Lane, and 8000 Hampden Lane are all two bays wide with one-and-a-half-story wings on the side elevations. The house at 5605 York Lane is fully constructed of stone while the house at 8016 Hampden Lane is constructed of stone with the upper half of the main block and the wing are wood-frame clad with siding. Both houses have one-story, one-bay porches that shelter the entries.

The two examples in the neighborhood of the Dutch Colonial Revival style are located at 7817 Hampden Lane (1935) and 5633 Lambeth Road (1939). The two houses are both constructed of brick and have the signature gambrel roof covered with square-butt slate shingles and front-gabled dormers that hold 6/6, double-hung, wood-sash windows. On both houses, the roof slightly overhangs on the façade, which is characteristic of the Dutch Colonial Revival style. The earlier example at 7817 Hampden Lane illustrates the influence of the Tudor Revival style, with a centrally located projecting front-gabled bay that dominates the facade. The bay has slightly flared eaves and a corbeled brick cornice. The upper gable end is pierced by a narrow 4/4, double-hung, wood-sash window. The main entry has a Colonial Revival-style surround with fluted pilasters and a segmentally arched pediment. The later example of the Dutch Colonial Revival is more traditional. The three-bay-wide house has a side entry with a Colonial Revival-style surround. The elongated double-hung sash windows on the façade are topped by jack arches with a keystone. A one-story one-bay wing is located on the side elevation. Based on its form, the wing was likely a porch that has been enclosed with T-111 siding and large picture windows. The porch is capped by a flared side-gabled roof covered with slate shingles and pierced by a front-gabled dormer.

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The Cape Cod was a popular form throughout the United States in the second quarter of the twentieth century. In Greenwich Forest, there are six examples of the form. The most significant of these houses is the Cape Cod located at 5602 Lambeth Road. The house was constructed by the Cafritz Construction Company based on a design by architect Royal Barry Willis, under the sponsorship of the *Washington Post* and *Life* magazine. Built in 1938-1939, modest one-and-a-half-story house is three bays wide with a central entry. The only known metal-frame house in the neighborhood, it is clad with brick on the façade and siding on the secondary elevations. Typical of the Colonial Revival style is the steeply pitched side-gabled roof with narrow overhanging eaves and the narrow dormers with jerkinhead roofs. The house also reflects the strong influence of the Tudor Revival style in the neighborhood with its diamond-light casement windows with batten shutters and the side-gabled porch that is supported by hewn posts with arched wooden brackets. More traditional is the Cape Cod house at 7826 Overhill Road (1938) which was advertised by Cafritz as “a bit of Colonial Williamsburg.”⁴ Three bays wide, this house has a steeply-pitched side-gabled roof with exterior-end chimneys with corbeled caps. Typical of the style, the roof has narrow overhanging eaves and is finished with dental molding and is pierced by three-front-gabled dormers that hold 6/6, double-hung sash windows. The first-story openings have jack arches and elongated windows. Both the door and windows on the façade have ogee-molded wood surrounds and are edged with louvered wood shutters. Other examples of the Cape Cod include 7832 Hampden Lane (1935), 7836 Hampden Lane (1937), 8020 Hampden Lane (1938), and 8013 Hampden Lane (ca. 1941).

The single example of the Neoclassical style in Greenwich Forest is located at 7831 Hampden Lane (1936). The two-story, five-bay house is constructed of brick and has two exterior-end brick chimneys with corbeled caps. The side-gabled slate roof has narrow overhanging eaves and a plain frieze. Typical of the style, the façade is dominated by a full-height, front-gabled portico supported by Tuscan columns. The portico has a closed pediment with ogee molding. The tympanum is pierced by an oval window with a leaded-glass light and a wood surround with keystones. Other features of the Neoclassical style include the elaborate door surround with fluted pilasters, a wide frieze, and ogee-molded cornice, as well as the double-hung, sash windows, which are elongated on the first story, hold 6/9 lights, and have jack arches with keystones. The one-story, one-bay porch on the side has been enclosed.

The revivalist architecture of the houses in Greenwich Forest was complemented by the two examples of “French Eclectic” architecture located at 8001 Overhill Road (1939) and 8100 Hampden Lane (1950). 8001 Overhill was recently demolished; however, it served as the model for the extant example.⁵ The most notable feature of the style is the round tower with a conical roof that is typically found on the façade in the L of the L-shaped buildings. The style is similar to the Tudor Revival, however, French-inspired buildings “normally lack

⁴ Display Ad, *Washington Post*, 24 July 1938, R3.

⁵ 8001 Overhill Road was demolished in July 2009.

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the dominant front-facing cross gables characteristic of the Tudor” and tend to be more symmetrical.⁶ The construction material was usually masonry and the style features quoined surrounds, large chimneys, casement windows, and, occasionally, half-timbering, which was evocative of architecture from the Normandy region of France. 8100 Hampden Lane, like its precedent 8001 Overhill Road, is of masonry construction and has an L-shaped plan with a tower. It is covered by a side-gabled, slate-shingle roof and has modest projecting bays and end chimneys. It is fenestrated with casement windows and diamond-pane casement windows. The two-story house has a two-story hexagonal tower with a hexagonal roof. The tower has a corbeled brick cornice and is fenestrated with round-arched, multi-light casement windows. The single-leaf entry to the house is located in the side of the tower and is sheltered by a shed-roof hood. The main block is fenestrated with casement windows and has a shed-roofed wall dormer with a diamond-pane casement window. The upper portion of the main block is half-timbered set in stucco. The one-story projecting wing is front-gabled with a very large interior-end brick chimney. It is fenestrated with bands of diamond-pane casement windows. A one-story, side-gabled brick wing on the side elevation contains the garage. This picturesque style seemed particularly appropriate for the setting created by Cafritz and his design team.

The only example of the Minimal Traditional form in Greenwich Forest is the house at 8009 Westover Road (1949). A late addition to the neighborhood during the last year before Cafritz ended his role as developer, it represents a transition from the earlier revival styles. However, the Minimal Traditional form is actually a “simplified form loosely based on the previously dominant Tudor style of the 1920s and ‘30s.”⁷ Like many of the Tudor Revival-style houses in the neighborhood, this brick house has two projecting front-gabled bays, a cross-gabled roof, and is fenestrated with metal-frame casement windows. The house also contains a large one-light picture window flanked by three-light metal-frame casement windows. This type of window allowed for views of the expansive yard and the natural setting of the neighborhood and was perceived to enhance the spaciousness of the house with its view. Because Cafritz and his designers placed such an emphasis on the landscape of the neighborhood and the setting for each house, this type of window seems particularly appropriate for Greenwich Forest. Like the earlier houses, it is carefully sited in keeping with the topography and natural and designed landscape.

Greenwich Forest, 1950 – present

By 1950, only three lots remained vacant in Greenwich Forest. These lots were later improved with houses and include the dwellings at 7808 Hampden Lane (1964), 8008 Westover Road (1979), and 8004 Westover Road (1997). This newer construction in Greenwich Forest has been “neo-revivals,” typically modern interpretations of the Colonial Revival and the French Eclectic. These houses tend to exaggerate particular elements of the style and are loose interpretations that generally respect the historic forms and styles of neighborhood.

⁶ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 387-388.

⁷ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 477.

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Alterations and Additions

As with all residential neighborhoods, minor alterations have occurred in Greenwich Forest, but a significant number of the buildings remain unaltered. The most frequently seen alterations include the enclosure of a porch or replacement materials, typically for maintenance purposes, such as vinyl windows, replacement siding, hollow-core doors, and asphalt roofing materials. A common alteration in Greenwich Forest is the rehabilitation of the integrated or attached garages into living space. Often when this happened, the original garage was replaced with a free-standing garage. Some houses have been enlarged with modest rear and side additions that typically complement the historic main block and do not affect the integrity of the building's design or feeling with regard to the style in form. In general, these changes do not diminish the integrity of the buildings, nor Greenwich Forest as a whole. Alterations that have occurred are typically sensitive to the original design, workmanship, and feeling of the neighborhood. When a building has been altered in a manner that has substantially changed its original form, style, scale, massing, or fenestration, it is identified as a non-contributing resource.

Outbuildings

Because of the large size of the houses and the integrated and attached garages, there are very few outbuildings in Greenwich Forest. The most common outbuildings include large detached garages and sheds. The outbuildings are most commonly wood-frame construction, although brick does occasionally appear. Most of the buildings are front-gabled, although side-gabled, and gambrel forms also appear, particularly for sheds. The majority of the outbuildings are non-historic and, thus, non-contributing resources to the Greenwich Forest Historic District.

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INVENTORY

In the following inventory, all resources have been considered either contributing or non-contributing based upon their association with the criteria for designation in the Master Plan for Historic Preservation in Montgomery County and based upon the period of significance that extends from circa 1929, the construction of the first houses in the neighborhood, through 1950, which captures the last significant phase of development in Greenwich Forest and the end of the Cafritz association with the neighborhood. Therefore, non-contributing resources were constructed after 1950. Additionally, if the resource was constructed within the period of significance but no longer retains sufficient integrity due to alterations and/or additions, it cannot represent the period and areas of significance and has been deemed a non-contributing resource.

Street Number	Street	Current Bldg Use	Style	Date ⁸	Architect/Builder	District Status
7800	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7801	Hampden Lane	Dwelling	Tudor Revival	1933	Alvin Aubinoe, Cafritz Company	C
7808	Hampden Lane	Dwelling	Colonial Revival	1964	Unknown	NC
7814	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7817	Hampden Lane	Dwelling	Dutch Colonial Revival	1935	Cafritz Construction Co.	C
7818	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7819	Hampden Lane	Dwelling	Tudor Revival	ca. 1935	Cafritz Construction Co.	C
7819	Hampden Lane	Outbuilding	Not visible		Unknown	NC
7820	Hampden Lane	Dwelling	Other	2007	Unknown	NC
7821	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7824	Hampden Lane	Dwelling	Tudor Revival	1934	Cafritz Construction Co.	C
7827	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C

⁸ The dates of construction for the resources were determined from information found in the *Washington Post* pertaining to the Greenwich Forest development which often described a Greenwich Forest model house or advertised an identifiable house for sale. In addition, dates of construction were determined from a study of historic maps and plats, as well as an assessment of the resources' architectural style and form. Although current Montgomery County tax records for the resources were checked, often their information and dates of construction were found to be contradictory to that seen in the *Washington Post* and in relevant historic maps and plats for the area; therefore, they were not included the following inventory.

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Street Number	Street	Current Bldg Use	Style	Date	Architect/Builder	District Status
7828	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7830	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7831	Hampden Lane	Dwelling	Neoclassical	1936	Cafritz Construction Co.	C
7831	Hampden Lane	Outbuilding	Not visible		Unknown	NC
7832	Hampden Lane	Dwelling	Colonial Revival	1935	Cafritz Construction Co.	C
7832	Hampden Lane	Garage	Other	ca. 1990	Unknown	NC
7834	Hampden Lane	Dwelling	Colonial Revival	ca. 1935	Cafritz Construction Co.	C
7835	Hampden Lane	Dwelling	Tudor Revival	1938	Cafritz Construction Co.	C
7836	Hampden Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
8000	Hampden Lane	Dwelling	Colonial Revival	1939	Cafritz Construction Co.	C
8004	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8009	Hampden Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
8012	Hampden Lane	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8013	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8016	Hampden Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
8016	Hampden Lane	Garage	Other	ca. 1980	Unknown	NC
8017	Hampden Lane	Dwelling	Colonial Revival/Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8017	Hampden Lane	Outbuilding	Not visible		Unknown	NC
8020	Hampden Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
8020	Hampden Lane	Garage	Other	ca. 1990	Unknown	NC
8021	Hampden Lane	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8024	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8025	Hampden Lane	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8100	Hampden Lane	Dwelling	French Eclectic	1949	VTH Bien, architect; H.J. Korzendorfer, builder	C
8100	Hampden Lane	Shed	Not visible		Unknown	NC
5510	Lambeth Road	Dwelling	Other	ca. 1945	Unknown	NC
5511	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C

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Street Number	Street	Current Bldg Use	Style	Date	Architect/Builder	District Status
5537	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5601	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5601	Lambeth Road	Outbuilding	Not visible		Unknown	NC
5602	Lambeth Road	Dwelling	Colonial Revival	1939	Royal Barry Willis, Cafritz Co.	C
5625	Lambeth Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
5629	Lambeth Road	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
5633	Lambeth Road	Dwelling	Dutch Colonial Revival	1939	Cafritz Construction Co.	C
5633	Lambeth Road	Outbuilding	Not visible		Unknown	NC
5602	Midwood Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
5605	Midwood Road	Dwelling	Tudor Revival/Colonial Revival	1936	Cafritz Construction Co.	NC
5606	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5609	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5615	Midwood Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7803	Overhill Road	Dwelling	Tudor Revival	1937	Cafritz Construction Co.	C
7805	Overhill Road	Dwelling	Tudor Revival	ca. 1929	Unknown	C
7805	Overhill Road	Outbuilding	Not visible		Unknown	C
7815	Overhill Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
7818	Overhill Road	Dwelling	Colonial Revival	ca. 1929	Unknown	C
7818	Overhill Road	Outbuilding	Not visible	ca. 1931	Unknown	C
7819	Overhill Road	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
7820	Overhill Road	Dwelling	Tudor Revival	ca. 1929	Unknown	C
7823	Overhill Road	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
7824	Overhill Road	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
7825	Overhill Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
7825	Overhill Road	Outbuilding	Not visible		Unknown	NC
7826	Overhill Road	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
7827	Overhill Road	Dwelling	Colonial Revival/Tudor Revival	1936	Cafritz Construction Co.	C
8000	Overhill Road	Dwelling	Tudor Revival	1935	Alvin Aubinoe, Cafritz Company	C

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Street Number	Street	Current Bldg Use	Style	Date	Architect/Builder	District Status
8001	Overhill Road	Outbuilding	Not visible		Unknown	NC
8003	Overhill Road	Dwelling	Colonial Revival	ca. 1941	Cafritz Construction Co.	C
8003	Overhill Road	Outbuilding	Not visible		Unknown	NC
8000	Westover Road	Dwelling	Tudor Revival	ca. 1941	Cafritz Construction Co.	C
8004	Westover Road	Dwelling	Other	ca. 1997	Unknown	NC
8005	Westover Road	Dwelling	Tudor Revival	ca. 1945	Unknown	C
8008	Westover Road	Dwelling	Modern Movement	ca. 1979	Unknown	NC
8009	Westover Road	Dwelling	Modern Movement	ca. 1949	Unknown	C
8012	Westover Road	Dwelling	Colonial Revival	ca. 1945	Unknown	C
8013	Westover Road	Dwelling	Other	ca. 1950	Unknown	NC
5602	York Lane	Dwelling	Tudor Revival	1936	Cafritz Construction Co.	C
5604	York Lane	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5605	York Lane	Dwelling	Colonial Revival	1938	Cafritz Construction Co.	C
5605	York Lane	Outbuilding	Not visible		Unknown	NC
5606	York Lane	Dwelling	Colonial Revival	1936	Cafritz Construction Co.	C
5619	York Lane	Dwelling	Colonial Revival	1937	Cafritz Construction Co.	C
Intersection of Hampden Lane & Overhill Road		Park	Other	1928	Cafritz Construction Co.	C
Intersection of Hampden Lane & Overhill Road		Sign	Other	ca. 1933	Cafritz Construction Co.	C

C = Contributing Resource

NC = Non-contributing Resource

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____
Specific dates	c.1929-1950	Architect/Builder	Morris Cafritz, developer/builder; Alvin L. Aubinoe, architect; Harry L Edwards, architect; John H. Small, 3 rd , landscape architect	
Construction dates	c.1929-1950			
Evaluation for:				
<input type="checkbox"/> National Register		<input type="checkbox"/> Maryland Register		<input type="checkbox"/> not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

STATEMENT OF SIGNIFICANCE

“The natural beauty of Greenwich Forest makes a striking appeal to the visitor. The 100-acre tract, located between Wilson Lane and Old Georgetown Road, is richly wooded with glorious trees. Chestnut, oak, tulip poplar, dogwood and many other varieties cover the gently rolling contours of this development, affording charming vistas through the winding roadways following the topography of the land.”⁹ Although only two sections were developed as Greenwich Forest, more than seventy years later this description of Greenwich Forest still holds true. Tucked just outside of downtown Bethesda, at the head of a valley leading down to the Potomac River, the scenic quality of the neighborhood still gives Greenwich Forest a unique sense of place among stately automobile suburbs of Montgomery County. In Greenwich Forest, the architecture is as important as the setting. The community was developed by Morris Cafritz, a real estate magnate, civic leader, philanthropist, and major force in the growth of the Washington area throughout the second quarter of the twentieth century. Cafritz has been described as a man “who had a knack for seeing a need that was unmet, even unrecognized, and had a keen talent for timing.”¹⁰ When in 1933 he began to implement his plans for Greenwich Forest, Cafritz had determined that the time had come when people would be willing to commute by automobile from leafy, country settings to jobs in Washington, D.C. To ensure the existing verdant setting of the property, so key to his plans, Cafritz insisted that the topography remain undisturbed in the building process and he was determined to save as many trees as possible in an effort to preserve the forested setting.¹¹ The houses in Greenwich Forest represent several revival styles, including the Colonial Revival, Dutch Colonial Revival, French Eclectic, and Tudor Revival. Many of the buildings are romanticized interpretations of the styles that show the growing influence of the architecture of England and France that was popularized between

⁹ “Forest Region Attractive to Home Buyers,” *Washington Post*, 3 September 1936. The site was actually 98 acres in area, but advertising license commonly cited it as 100 acres.

¹⁰ Solomon, Burt, *The Washington Century: Three Families and the Shaping of the Nation’s Capital*, (New York: HarperCollins Publishers, 2004), 12.

¹¹ “Many Praise Model Home of Cafritz Firm: Developers of Greenwich Forest Will Preserve Natural Beauty,” *Washington Post*, 20 August 1933.

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the World Wars. Each house is nestled into the rolling terrain to create a park-like environment in which scale and attention to detail achieved a distinctive and seamless appearance. Greenwich Forest quickly became a phenomenon as thousands of interested homebuyers flocked to Cafritz's first model home that boasted many up-to-date conveniences.¹² It was difficult to open up a Washington newspaper in the 1930s without coming across a news article or advertisement about Greenwich Forest. As new houses were constructed, each was designed in harmony with the existing setting, maintaining the environmental sensitivity of the original plan. Today, the neighborhood retains the same qualities advertised in 1933 – "a smart residential section of unexcelled beauty and distinctive homes, combining the charm and hospitality of suburban life with city conveniences."¹³

CRITERIA

The Greenwich Forest Historic District meets the following criteria for designation in the Master Plan for Historic Preservation as stated in Section 24A-3 of the Montgomery County Historic Preservation Ordinance:

(1) Historical and Cultural Significance:

The historic resource:

a) has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;

- Greenwich Forest, developed in the second quarter of the twentieth century, was conceived as a cohesive suburban neighborhood providing both excellent design and natural beauty. In both design and fruition, its overall appearance illustrates the ideal suburban life associated with residential design in the 1920s and 1930s when the quality of the natural environment of a house was becoming as important as its design. As a result, Greenwich Forest holds great value as a significant representation of the aesthetic development of twentieth-century communities in the County and the State.
- Located in an area where some of Washington, D.C.'s, wealthiest families historically owned large estates into the mid-twentieth century, this particular tract of land was identified early on as having both a highly desirable location close to Washington, D.C., and the commercial core of Bethesda, and great natural beauty with high elevation, gently rolling hills and mature landscape. The fulfillment of its development promise

¹² "Many Praise Model Home of Cafritz Firm: Developers of Greenwich Forest Will Preserve Natural Beauty," *Washington Post*, 20 August 20, 1933.

¹³ "Thousands See Cafritz Home in New Section," *Washington Post*, 30 July, 1933, R1.

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more than thirty years after its original purchase as an investment documents the growth patterns of this area of Montgomery County and the impact of the automobile on the County's growth.

- Greenwich Forest exemplifies a successful implementation of a superior development plan that integrated the design of roads, landscape, and architecture. With its emphasis on 1) idyllic landscapes, which included both new design and retention of existing topography and trees, 2) spacious lots that allowed careful siting of the houses, 3) control over siting and orientation of houses to minimize loss of trees and topography, and 4) excellent architectural design, extraordinary attention to detail, and fine construction, Greenwich Forest presents a fully developed character that has endured to this day. This character has been emulated to various degrees in the surrounding areas, as well as in other parts of Montgomery County, and holds character, interest and value as a model of development for the County, State, and the Nation.

c) is identified with a person or a group of persons who influenced society;

- Greenwich Forest is directly identified with its developer, Morris Cafritz, whose name in the first half of the twentieth century was synonymous with quality design and construction. His work as one of Washington's most prolific developers from the 1920s into the 1960s helped shape the growth of the Washington metropolitan area. As the product of the Cafritz Construction Company, Greenwich Forest is identified with Cafritz, his staff architects Alvin L. Aubinoe and Harry L. Edwards and landscape architect John H. Small III. Cafritz, after going into business in 1920, quickly established a reputation for providing quality housing for a range of incomes and housing needs in Washington, D.C., and Maryland. He used the great wealth he acquired through his business both for his family and for others, gradually garnering great respect in the metropolitan area. His influence as a successful businessman and philanthropist was demonstrably enhanced through the social standing of his wife, Gwendolyn. Together, they gave the Cafritz name a cachet that drew people to both desire and appreciate his company's work.

d) exemplifies cultural and economic heritage of the county.

- Greenwich Forest developed during a time of great expansion in southern Montgomery County, which was the result of the growth of the federal government after World War I, in the New Deal era, and during World War II. These factors played a significant role in increasing the quality of design for subdivisions like Greenwich Forest in the southern portion of the County. Located just beyond the development of closer-in Chevy Chase during the first two decades of the twentieth century, Greenwich Forest's success depended on the growing interest in and availability of the automobile. The automobile enabled residents to get to their jobs without living in a location that was served by public transportation. As new roads allowed faster travel between Washington, D.C., and its environs, the healthy, green suburbs of Montgomery County became a reasonable option for families of the 1920s and 1930s. Builder and developer Morris Cafritz capitalized on

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this new situation and went one step further by designing a neighborhood that was located in a tranquil, verdant landscape and was also convenient to work when commuting by automobile. The Cafritz Construction Company was critical in redefining economic and social traditions throughout the Washington metropolitan area, and Greenwich Forest served as the model. Although based on similar successful Washington, D.C., communities, Cafritz's Greenwich Forest changed the paradigm of suburban development in Montgomery County.

(2) Architectural and Design Significance:

The historic resource:

a) embodies the distinctive characteristics of a type, period, or method of construction;

- Greenwich Forest contains a significant collection of domestic resources that represent three general architectural styles and their various subsets: Colonial Revival, Tudor Revival, and French Eclectic, all of which were highly fashionable for residential suburban architecture in the second quarter of the twentieth century. The romantic interpretations of French and English architecture found in Greenwich Forest were particularly appropriate for the idyllic wooded landscape of the neighborhood.
- Greenwich Forest embodies the distinctive characteristics of a planned residential suburb of the 1920s and 1930s. It was designed in response to a growing interest across the nation in the possibility for improved life through the planning of suburban environments. In keeping with the concept of a fully planned environment (roads, landscape, architecture) with great attention to quality of design and construction, such communities as the Country Club District in Kansas City, Shaker Heights outside Cleveland, Ohio, Forest Hills in New York, Radburn in New Jersey, and Roland Park in Baltimore illustrated a new American ideal that was highly sought. Greenwich Forest is a significant illustration of this movement as applied to Montgomery County.
- Greenwich Forest represents an approach to development that resulted in a unique combination of conformity and individualism. Through the application of architectural controls set by the developer, Greenwich Forest includes houses designed by the Cafritz Company architects as speculative ventures, houses designed by Cafritz Company staff architects for specific owners, and houses designed by others for owners who voluntarily agreed to allow the Cafritz Company to approve the designs. By establishing the framework, determining the lot sizes and shapes, controlling the siting, orientation, style, scale, materials, design, and details, the Cafritz Company created a unique neighborhood specifically designed for its setting that continues to present an exceptional example of the 1930s suburban ideal.

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- Greenwich Forest embodies the highest standards of integrated landscape design for middle-class suburban communities of the 1920s and 1930s. It is this integration of infrastructure, landscape, and architecture that has resulted in the continued natural beauty and idyllic character of the neighborhood. The landscaping component, designed by J. H. Small & Sons, continues to illustrate the great care and expense taken in establishing the ambience of the setting, protecting grand trees of the area, careful siting of the houses, including deep front setbacks, to minimize tree removal, and the retention of natural topography, and demonstrates the lasting potential for such coordinated design.
- c) **possesses high artistic values;**
- The architecture of Greenwich Forest possesses high artistic value as a distinctive concentration of quality designs in an idyllic setting where custom designs are incorporated into a coordinated aesthetic. The siting, orientation, scale and proportions, materials, design, details, and construction techniques represent excellent and significant examples of the revival styles as presented in single-family, detached dwellings of the 1920s, 1930s, and 1940s.
 - The landscape of Greenwich Forest possesses high artistic value as a presentation of an idyllic, woodland setting for a designed residential neighborhood. The design incorporated existing trees and topography, and added new features, trees and shrubbery while allowing the graceful insertion of 69 single-family detached dwellings.
 - The high artistic value of design for both the houses and the landscape instituted by Morris Cafritz, and so astutely fashioned by his staff designers, has endured. Their foresight in meeting the homeowners' need for modern amenities and recreational living space, respect for historic architectural designs, love for mature planned landscapes while also accommodating their automobiles has notably minimized the need for additions and alterations, thereby preserving the striking beauty of Greenwich Forest.
- d) **represents a significant and distinguishable entity whose components may lack individual distinction.**
- The compositional whole of Greenwich Forest possesses high artistic value as a planned environment designed to serve a residential community of its time. The overall design creates a cohesive whole where a collection of built resources read as landscape features comfortably nestled into the designed and natural setting, the topography undulates in an easy rhythm, winding roads create a connecting web, flowers, shrubs, and smaller trees ornament the streetscape, and the extensive canopy of mature trees is a character-defining feature. The architectural styles instituted collectively pay homage to historic French, English, and Colonial precedents, and although not identical in design, allow for a comprehensive study of American residential

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architecture from the second quarter of the twentieth century. Thus, as a whole, Greenwich Forest represents a significant and distinguishable entity, even though its components are more likely to be individually distinctive than not.

- Greenwich Forest's singular physical character is both an established and familiar visual feature of Bethesda's residential community. It is a neighborhood well known for its extraordinary landscape, finely designed and sited houses, and overall beauty. It is a planned environment that has retained its character from its original conception in the 1920s and for more than seventy years since the initiation of its development and it continues to be an extraordinary treasure for Montgomery County.

HISTORICAL BACKGROUND

The area of Greenwich Forest contained within the area bounded by Wilson Lane on the south, Huntington Parkway on the north, Aberdeen Road on the west, and Moorland Lane on the east was largely developed by builder and developer Morris Cafritz between 1933 and 1949. Although Cafritz initially established his reputation as a builder of quality housing for middle-class buyers within the District of Columbia, his entry into Montgomery County, Maryland, was an opportunity to capitalize on the rapidly growing metropolitan-area suburbs. This coincided with the growing acceptance of the automobile and the concurrent desire of young professional families to live in suburban settings. Greenwich Forest, "in the heart of the Country Club section"¹⁴ of Bethesda, offered housing for a higher-income bracket. Cafritz offered a planned subdivision with great physical beauty and relatively large lots that took advantage of the contours of the land and existing trees, with custom-built houses that provided recreation rooms, dens, and integrated/attached two-car garages. If that was not satisfactory, purchasers could also choose their own architect or builder. At the same time, Cafritz retained both social controls over who could buy and what buyers could build, as well as design controls over the specific appearance of the houses. As with many contemporaneous suburbs, the controls were advertised as a means of protecting the value of the homeowner's investment.

Greenwich Forest was constructed on part of a 98-acre tract that Morris Cafritz first acquired in 1925, sold in 1928, and regained control of in 1931. However, the development potential of the property had been recognized even before the turn of the twentieth century.

¹⁴ Nine country clubs were within easy automobile access of Greenwich Forest: National Woman's County Club; Congressional Country Club; Woodmont Country Club; Burning Tree Golf Club; Columbia Country Club; Edgemoor Club; Bannockburn Golf Club; Kenwood Country Club; and Chevy Chase Club.

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Late Nineteenth Century to 1907

At the end of the nineteenth century, when Montgomery County was defined as a mix of agricultural land, small villages, a handful of newly developed communities, and large estates used for summer or weekend residences by wealthy Washingtonians, the 98-acre tract and a 75-acre tract to the north of today's Greenwich Forest were owned by a syndicate of Washington businessmen. The group included Washington attorney Alexander T. Britton, who was president of the Atlantic Building Company and the American Security and Trust Company, Britton's law partner and executor Aldis B. Browne, and several other business associates. To date no information has been located to present their exact plans for the land, but the period was one of intense speculative development in northwest Washington, D.C., and the closer-in suburbs of Chevy Chase.

1907-1925: Seltzer Family and Alta Heights Realty Co.

In 1907, the syndicate sold both the 98- and 75-acre tracts to Uriah D. Seltzer, a Washington businessman who headed the Seltzer Heating Company, a local engineering and contracting firm.¹⁵ According to the *Washington Post*, a subdivision was planned at the time of purchase: "One of the principal sales of the week was of a tract of 180 acres near Bethesda, Md., for A. B. Browne, trustee, to Uriah D. Seltzer. The price paid was between \$60,000 and \$70,000.... The land will be subdivided into building lots."¹⁶ Ownership of the property was shifted within the Seltzer family and, in 1908, Seltzer's daughter, Alta S. Booth, filed a subdivision plat for Alta Park. The new subdivision was to be located on the 75-acre parcel to the north of Greenwich Forest.¹⁷ Within a year of acquiring the property, Booth sold both the 98-acre parcel and the 75-acre parcel, except for two blocks and some individual lots of the Alta Park subdivision. Both parcels of the still undeveloped land were purchased by the Alta Heights Realty Company.

The Alta Heights Realty Company developed the 75-acre parcel, now known as Huntington Terrace. A 1917 map shows that by that time the Alta Heights Realty Company had not subdivided the 98-acre parcel that lay south of Huntington Terrace and north of Wilson Lane and included the area now known as Greenwich Forest.¹⁸ The ownership of the company illustrates the fact that Washington metropolitan area real estate attracted investors from other parts of the nation. The president of the Alta Heights Realty Company, at the time it sold its undeveloped 98-acre parcel in 1925, was Ohio resident and businessman Percy L. McLain. He and his family were manufacturers of heating equipment.

¹⁵ Land Records of Montgomery County, Maryland, Liber 196, Folio 418.

¹⁶ "Realty Market Brisk," *Washington Post*, 15 September 1907, F3.

¹⁷ Land Records of Montgomery County, Maryland, Liber 200, Folio 157; Land Records of Montgomery County, Maryland, Plat 94 (21 September 1908).

¹⁸ The 1917 map is archived at the Montgomery County Historical Society, Rockville, Maryland.

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1925-1928: First Period of Cafritz Ownership

In June 1925, the Alta Heights Realty Company sold the 98-acre parcel to Mary Freedman, a notary public who was acting on behalf of Washington real estate developer Morris Cafritz.¹⁹ The *Washington Post* reported at the time of the sale that, "It is understood the development of the tract will be under the direction of Morris Cafritz" and that the sale price exceeded \$100,000.²⁰ Cafritz was a Washington businessman who had entered the real estate field only five years earlier but had already established his reputation as a highly successful developer and builder with the large-scale Petworth development constructed on a former golf course in Washington, D.C. At the time of the Alta Heights purchase Cafritz was also developing Chevy Chase Terrace, a development on the west side of Wisconsin Avenue south of Bradley Boulevard and north of Drummond and Somerset in Montgomery County, Maryland.

Freedman transferred the 98-acre parcel to Cafritz in August 1926.²¹ There is evidence suggesting that Cafritz created subdivision plats for four sections of a planned development to be named Huntington.²² The plats contemplated subdivision of the property into related but discrete sections. (Parts of Sections 3 and 4 of the Huntington subdivision form what is now known as Greenwich Forest.) However, in April 1928, before filing any plats, Cafritz sold the entire 98-acre parcel to another real estate investor, Eugene A. Smith. Cafritz's reasons for the disposing of the land are not known, but sales in Cafritz's Petworth development had dropped sharply in 1928 and he was in the midst of constructing several large apartment projects.²³ Importantly, despite or perhaps because of these and other actions, Cafritz did not find himself in deep financial difficulties during the 1930s as did so many of his real estate colleagues. The financial soundness of his company during the Great Depression was critical to his continued success in real estate speculation, and his ability to undertake development work in the 1930s.

1928-1931: Eugene A. Smith and Ardnave Development Corp.

Eugene A. Smith, new owner of the 98-acre parcel, was active in real estate in the Washington and suburban Maryland areas.²⁴ Smith began his career in title insurance, rising to vice president of several title companies and later became involved in real estate development in northwest Washington, D.C., and suburban Maryland.

¹⁹ Land Records of Montgomery County, Maryland, Liber 378, Folio 84. Mary Freedman was a notary public whose name appears on Cafritz deeds of sale in another of his developments, e.g. Land Records of Montgomery County, Maryland, Liber 408, Folio 161.

²⁰ "News from Suburbs of Capital," *Washington Post*, 1 July 1925, 2

²¹ Land Records of Montgomery County 408:133, recorded 13 August 1926.

²² The deed by which Shirley R. Kaplan reacquired the 98-acre parcel for Cafritz in 1931 referenced lots in "an unrecorded subdivision known as 'Section One, Huntington.'" Lands Records of Montgomery County, Maryland, Liber 532, Folio 24 (4 December 1931, recorded 14 December 1931).

²³ Robert Pack, "The Streets were Paved with Gold," *Washingtonian*, April 1984, 166.

²⁴ Land Records of Montgomery County, Maryland, Liber 458, Folio 269 (recorded 20 April 1928).

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Smith was president of the City and Suburban Mortgage Company.²⁵ He was also president of Ardnave Development Corp., a short-lived company that was in business from 1928 to 1931. Immediately upon purchasing Cafritz's 98-acre parcel, Smith deeded it to Ardnave Development Corp., which was also developing a large property in Silver Spring.²⁶

Ardnave Development Corporation filed Plat 376, titled "Huntington Section 4," on May 23, 1928, just a month after it acquired the property. Both the brief time that had elapsed since Ardnave's acquisition of the property and the retention of the Huntington name for the subdivision indicate that Ardnave adopted the subdivision plan prepared by Cafritz. This subdivision, bounded by Wilson Lane on the south and York Lane on the north, was composed of two parts separated by a portion of the Samuel Wheatley Estate. West of the Wheatley estate were the lots that fronted on York Lane, Hampden Lane, Overhill Road, and Midwood Road, now forming the southern part of Greenwich Forest. The area north of York Lane was noted on the plat as Section 3, an indication that this plat was part of the Cafritz's larger Huntington subdivision plan. The lots in the western part of Section 4 were large and many were irregularly shaped, conforming to the plan's curving street design. The section east of the Wheatley estate, along the east side of Stratford Road and on both sides of Custer Road, was divided into smaller, rectangular lots most of which were 50 feet wide.

What development actually took place in the period of Ardnave ownership is unclear. A 1931 map is the first known record of development on the site. This map shows that only three lots in the western section, all fronting on Overhill Road, had been developed by that time.²⁷ Two of these lots, Block U, Lots 1 and 13, were part of a seven-lot sale (Block U, Lots 1 and 8-13) by Ardnave Corp. to Beverley M. Coleman that was recorded in November 1928.²⁸ Coleman, listed in Washington city directories, first as a bank clerk and later as a lawyer, invested in Smith's Ardnave properties in Silver Spring as well as in Bethesda.²⁹ The two Block U dwellings on Overhill Road may date to the Ardnave period of ownership because the deed to Coleman included reference to improvements. However, the documents do not clearly establish whether these dwellings were constructed by Ardnave or Coleman, and the possibility that Cafritz built them during his original ownership of the land cannot be precluded. In September 1930, Coleman sold 7118 (now 7818) Overhill Road (Block U, Lot 13) to Ruth L. Peterson, and she was still in residence in 1951.³⁰ Although the dwelling at 7105 (now 7805) Overhill Road had been constructed by 1931, it was still owned by Ardnave Development Corp.

²⁵ John Claggett Proctor, *Washington Past and Present* (New York: Lewis Historical Publishing Co., 1930), 4: 742-43.

²⁶ Land Records of Montgomery County, Maryland, Liber 458, Folio 270.

²⁷ The house numbers of the majority of the houses in Greenwich Forest have been changed. The text of Section 8 indicates both the original and the current house number for all houses mentioned.

²⁸ Land Records of Montgomery County, Maryland, Liber 470, Folio 140. Coleman sold unimproved Lots 8-11 in Block U to Greenwich Forest Co. in 1934, Land Records of Montgomery County, Maryland, Liber 572, Folio 287.

²⁹ *Boyd's Directory of the District of Columbia* (Washington, D.C.: R.L. Polk & Co. 1927, 1932).

³⁰ Land Records of Montgomery County, Maryland, Liber 510, Folio 390; *Lusk's Montgomery County, Md. Real Estate Directory Service - 1951*, (Washington, D.C.: Rufus S. Lusk & Son, 1951).

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and was included in the December 1931 sale of the Ardnave property. The first known resident of 7105 (now 7805) Overhill Road (Block R, Lot 21) was Alonysius Wenger, who had purchased the property in September 1932 from Cafritz's representative after the developer had re-acquired the subdivision and had filed the re-subdivision plat that reconfigured the lot lines to create Lot 21.³¹ The original owner-occupant of 7120 (now 7820) Overhill Road (Block U, Lot 1) has not yet been identified. Although the three houses conform in style (albeit with a different, and subtly earlier, design hand) to the later Greenwich Forest architectural controls, whether Cafritz, Ardnave, or Coleman constructed the first three houses is presently unknown. Yet, the architectural statements expressed by these three dwellings set the design tone for most of the buildings subsequently improving Greenwich Forest.

1931-1950: Cafritz and Greenwich Forest Inc.

Eugene A. Smith defaulted on the mortgage on Ardnave's 98-acre property in 1931. The property was sold at public auction and the sale was ratified by the Montgomery County Circuit Court in November 1931. The sale comprised all of the property included in Cafritz's 1928 sale to Smith with a few stated exceptions, including those lots in Block U that had been sold to Coleman and some that had been sold in the eastern portion of Huntington Section 4.³² The purchaser was Shirley R. Kaplan, who was described in a press report as "acting in the interest of the mortgagees."³³ She was an employee of the Cafritz Construction Company and was acting on Cafritz's behalf.³⁴ The sale by auction took place on June 30 and the property was deeded to Shirley Kaplan on December 4, 1931.³⁵ Kaplan retained legal ownership of the property until 1934 when she transferred it to Greenwich Forest, Inc., a newly created Cafritz-owned company.³⁶ Despite the date of the transfer, earlier documents demonstrate that Cafritz and his family controlled the property from the time of the sale to Kaplan.³⁷ Cafritz retained Charles Hillegeist to serve as president of the company.

Work began on the Greenwich Forest subdivision in 1932, with a major boost to the effort in 1934 when the Greenwich Forest Company was created. Alvin L. Aubinoe, who was both an engineer and an architect, joined the Cafritz firm in 1932 as a construction manager. An accomplished architect, he was responsible for designing many of the houses in the Greenwich Forest subdivision, and he chose to build a house there for himself at the northwest corner of the intersection of York Lane and Overhill Road, what is now known as 8000

³¹ Land Records of Montgomery County, Maryland, Liber 542, Folio 128 and Plat 449.

³² Land Records of Montgomery County, Maryland, Liber 532, Folio 22.

³³"Tract in Montgomery Is Sold for \$60,000," *Washington Post*, 1 July 1931, 3.

³⁴ "Real Estate Personalities," *Washington Post*, 24 March 1935, R1.

³⁵ Land Records of Montgomery County, Maryland, Liber 532, Folio 22, recorded December 14, 1931.

³⁶ Land Records of Montgomery County, Maryland, Liber 582, Folio 371 (14 December 1934).

³⁷ For example, Cafritz's sister Carrie Carroll signed a re-subdivision plat (Plat 449, July 14, 1932), which revised lot lines on a number of lots in Block R on the east side of Overhill Road.

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Overhill Road, where he resided until his death in 1974.³⁸ Aubinoe was listed as the engineer on all of the subdivision plats for Greenwich Forest from 1935 until 1938, when he left Cafritz Construction Company. Harry Edwards joined the firm around 1935, working as an architect and assisting Aubinoe with the design of Greenwich Forest houses through 1945.

Planning Greenwich Forest

At the time when Cafritz first acquired the 98-acre Alta Heights tract in 1925, the automobile had already become a component of middle-class life and had liberated suburban development from dependence upon convenient access to public transportation, thus opening up new areas to development. At the same time, Washington, D.C.'s, growing population and pent-up demand for housing following World War I was spurring suburban development. As new suburbs developed, there was also much discussion within the architectural and planning professions and in the general press of what the ideal suburb should be. Planned communities such as the Country Club District in Kansas City, Shaker Heights outside Cleveland, Ohio, Forest Hills in New York, and Clarence S. Stein and Henry Wright's Radburn in New Jersey, became models for developers across the nation. Drawing on the city planning movement of the early twentieth century, large-scale developers had begun developing their projects according to master plans that addressed the needs of residents for a cohesive neighborhood with ready access to transportation and community services.

In Washington, D.C., beginning in 1923, the brothers W.C. and A.N. Miller undertook the development of two large tracts in suburban northwest Washington that were remote from public transportation but readily accessible to downtown Washington by automobile. In planning the subdivisions now known as Wesley Heights and Spring Valley, they studied what were then regarded as the most successful planned suburbs in other parts of the country including: the Country Club District in Kansas City, Shaker Heights outside Cleveland, Ohio, Forest Hills in New York, Radburn, New Jersey, and Roland Park in Baltimore.³⁹ J.C. Nichols, who was the developer of Kansas City's Country Club District, served as a member of the National Capital Park and Planning Commission (NCPPC).⁴⁰ In this role, he had a direct influence on the planning of suburban development within the District of Columbia, and the NCPPC worked closely with the Miller Company on the plan for its Wesley Heights subdivision.⁴¹ As described by Diane Wasch in a history of the Miller subdivisions, "The preservation of a natural topography was a key feature of progressive subdivisions....

³⁸ Alvin and Dorothy Aubinoe purchased this corner lot in Greenwich Forest on April 1, 1935 (Land Records of Montgomery County, Book 588:452). The lot, containing 16, 231 square feet, was described in terms of measurements but conforms to Lot 11 in Subdivision Plan 722 filed August 2, 1936. The house Aubinoe designed for the lot is now known as 8000 Overhill Road.

³⁹ Diane Shaw Wasch, "Models of Beauty and Predictability: The Creation of Wesley Heights and Spring Valley," *Washington History* 1, no.2 (1989), 63-64.

⁴⁰ NCPPC is the forerunner of the National Capital Planning Commission (NCPC) and the Maryland-National Park and Planning Commission (M-NCPPC).

⁴¹ Wasch, 64-66.

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By the 1920s, subdivision platting that accommodated nature's design was considered both aesthetically superior and less expensive than forcing a subdivision to fit a flattened, rigid checkerboard grid."⁴² Although Wesley Heights generally adhered to a grid pattern on sloping terrain, Spring Valley accommodated its hilly terrain with curvilinear streets and irregular lots.

Another feature of the Miller subdivisions was the control the brothers exerted over the architecture and landscaping of their subdivision. During the late nineteenth and early twentieth centuries some subdivision developers began to control building quality and conformity by establishing minimum building costs or use restrictions. By the 1920s, deed restrictions were a widely accepted way of controlling lot frontage, building design, and occupancy. Miller used deed restrictions and exerted additional control by providing all aspects of the development. All houses were designed and built by the Miller Company's in-house architects who worked closely with Washington landscape architect John H. Small, III. The company also retained control over future additions and alterations. Although the company designed houses in various styles, all were revival styles, drawing on both American Colonial and European antecedents, notably Georgian and Tudor. The Miller developments also promised homebuyers social controls in the form of restrictive covenants at a time when poorer racial or ethnic minorities, crowding into the older housing of the central city, were seen as contributing to the decay of previously desirable neighborhoods.⁴³

When Cafritz re-gained control of the property in 1931, he began to revise his plans for Greenwich Forest. This work reveals that Cafritz's emulation of the Miller developments (especially the more naturalistic Spring Valley) was deliberate and direct. Following a number of revisions to the formal subdivision plan, in October 1934 Cafritz announced his selection of Charles Hillegeist, former vice president of W.C. & A.N. Miller, as president of the newly created Greenwich Forest, Inc. Greenwich Forest Inc., was formed by Cafritz to direct and manage the subdivision's development. The announcement of the appointment stated that Hillegeist's "selection was prompted by his long experience in the promotion of Wesley Heights and Spring Valley."⁴⁴ In 1933 new streets were dedicated in the undeveloped sections of the original 98-acre parcel north and east of Huntington Section 4. This included what is now known as the part of Greenwich Forest north of York Lane and south of Huntington Parkway, as well as areas north of Huntington Parkway and east of Moorland Lane, which Cafritz platted as the "Woodland Section, Greenwich Forest."⁴⁵

With his re-acquisition of Greenwich Forest in 1931, Cafritz began to revise the earlier subdivision plans. The first re-subdivision, dated July 14, 1932, and filed by Shirley R. Kaplan, Cafritz employee and nominal owner of the Greenwich Forest subdivision, was a minor one that reconfigured lots in Block R, the block on the east

⁴² Wasch, 64.

⁴³ Wasch, 72.

⁴⁴ [October 1934, R8.](#)

⁴⁵ Land Records of Montgomery County, Maryland, Plat 455, January 1, 1933.

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side of Overhill Road, part of which fronted on Wilson Lane. The multi-lot site of 7105 (now 7805) Overhill Road, one of the original three houses, was consolidated into a single lot before its sale to Alonysius Wenger on September 2, 1932. The orientation of the other lots facing Overhill Road was also modified.⁴⁶

In January 1933, Ms. Kaplan filed a street dedication plat that laid out the northern section of what are now Greenwich Forest and the Woodland Section.⁴⁷ It dedicated Huntington Parkway west from Old Georgetown Road and provided for access from the Parkway into Greenwich Forest at both Hampden Lane and Moorland Lane. Although Cafritz cut through the interior roadways over the next few years neither of the Huntington Parkway access points was fully realized in the early years of the subdivision. The Moorland Lane entrance was predicated upon the assumption that the road would be constructed on land dedicated by both Cafritz and the Battery Park Hills subdivision on the east side. However, as built, it extended south from Huntington Parkway only as far as Lambeth Road. South of Lambeth Road, Moorland Lane was never cut through to York Lane. The right of way remains unbuilt and is presently a green space for the neighborhood, which refers to it as the ROW. Hampden Lane, which provided access to Wilson Lane, was not extended north through to Huntington Parkway until the 1940s, by which time the dead-end northern portion of Hampden Lane was considered within the neighborhood to be a troublesome "lovers' lane."

In July 1933, Cafritz finally began publicizing the establishment of the residential suburb of Greenwich Forest. On July 1, Washington's *Evening Star* announced the opening of a model home.⁴⁸ On July 30th, the *Washington Post* printed a photo of a Cafritz Construction Company steam shovel at work cutting a road through "Greenwich Forest...the new restricted Cafritz development in the heart of Country Club section."⁴⁹

Greenwich Forest as the Suburban Ideal

Cafritz's initial advertisements promoted his Greenwich Forest subdivision as meeting the suburban ideals of the day, offering both closeness to nature and closeness to downtown, the prestige and protection of exclusivity, and the individuality of custom design along with the conformity of both architectural and social restrictions. Greenwich Forest was a community where one would "discover[s] the joys of suburban life."⁵⁰

One of the first advertisements for Greenwich Forest said it would "appeal to those who love the beauty of a rich woodland setting combined with restrictions for architectural and social control." An article praised the development's "100 acres of beautifully wooded land. Lovely oak, maple, poplar, chestnut, walnut, and a

⁴⁶ Land Records of Montgomery County, Maryland, Plat 449, July 14, 1932.

⁴⁷ Land Records of Montgomery County, Maryland, Plat 455.

⁴⁸ Vincent Tutching, "English Architecture Model Home's Feature," *Washington Star*, 1 July 1933.

⁴⁹ Photograph caption. *Washington Post*, 30 July 1933, R4.

⁵⁰ "Development of New Suburb is Under Way," *Washington Post*, 28 January 1934, R2.

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variety of other trees make an instant appeal to those who want the richness of thick woodland.”⁵¹ The beauty of these enticements was that Greenwich Forest was an "exclusive community in the heart of the country club district, only 15 minutes from the downtown section." From the outset, Cafritz offered potential buyers the opportunity to work with his architects to "build a home to meet your own desires."⁵² While Greenwich Forest was marketed to upper middle-class income brackets, Cafritz nevertheless advertised moderate prices and value for money. The potential buyers were anticipated to be government officials, business executives, and "professional people prominent in the life of the Nation's Capital."⁵³ Cafritz's large scale and integrated building operation offered economies of scale and quality control. For Greenwich Forest as for other developments that he designed for more modest income levels, he advertised quality and economy, often stating that an equivalent house from other builders would cost several thousand dollars more.

A Cafritz company brochure issued at the time Greenwich Forest first opened for public inspection paints an idyllic picture: a private woodland setting enhanced by development, offering a relaxed but civilized life with congenial neighbors and country club access in an architecturally and socially harmonious community of enduring value protected by the developer's restrictions. The brochure described Greenwich Forest as:

Washington's newest, restricted home community in a smart residential section of unexcelled natural beauty and distinctive homes, combining the charm and informal hospitality of suburban life with city convenience. Many families prominent in the social life of the Capital have selected this section for its appealing advantages. Here one finds the serenity and seclusion of a woodland setting, congenial neighbors, and proximity to the exclusive Country Club district. This delightful, new community on a large tract of gently rolling land is easily accessible to all centers of social and commercial activity, reached by broad boulevards, providing pleasant transportation without traffic congestion. The individuality of this community strikes a responsive note in those who make an art of living, finding expression in lovely gardens, outdoors sports and entertaining under conditions adding charm to hospitality.⁵⁴

The brochure assured potential buyers that the new development was in keeping with the best of current development planning practices. It stated that:

⁵¹ "Cafritz Offers Ideal Homes in New Section," *Washington Post*, 6 August, 1933, R1.

⁵² Advertisement, "Greenwich Forest," *Washington Post*, 6 August 1933, R3.

⁵³ "Forest Region is Attractive to Home Owners," *Washington Post*, 3 September 1933, R1.

⁵⁴ "Greenwich Forest, Homesites and Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection.

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In planning Greenwich Forest the country's foremost developers were consulted in the preparation of a plan which would preserve the natural beauty of the woodland setting and glorify the inherent charm of rolling hills and woodland streams. Winding roadways, following the contours of the land, provide interest in this attractive community, furnishing a delightful variety in size and shape of homesites. This plan of development has met with wide approval of recognized city planners and its proved desirability is manifested by its use in the most attractive developments in the country.⁵⁵

Building lots, read the brochure, would be sold on a square foot basis, with a development plan that offered sites varying in topography and size "for the erection of modest homes and the building of costly estates." The resulting variation in dwelling size with a consistent level of architectural detail and quality is a distinguishing characteristic of Greenwich Forest. The development plan included the building of "detached homes of Norman, English and Colonial design, as well as the sale of homesites for the erection of homes to meet the tastes of those who desire interpretation of their individual ideas. The Cafritz Company will design such homes, construct and finance them, and quote a complete price on the house and lot, or the purchaser may select his own builder." The company was to approve all plans.⁵⁶ While most of the houses were designed by Cafritz Company architects Alvin L. Aubinoe and Harry L. Edwards, either as speculative housing or for individual purchasers, two houses constructed between 1933 and 1949 are known to have been designed by other architects, and others may have been.⁵⁷

The landscaping designed by John H. Small, III, retained many of the area's original trees and natural features. Fences were prohibited to provide a cohesive landscape. According a newspaper report, houses were set back "at least 60 feet from the street permitting deeper velvety lawns and greater vistas."⁵⁸ The development plan was inward-looking, creating a sense of isolation from the outside world. The houses constructed in Greenwich Forest in the Cafritz era fronted on interior streets. An elaborate entrance and a triangular park inside the entrance separated the development from Wilson Lane.

Cafritz constructed the first model house in 1933 on a strategically located double lot commanding the entrance to Greenwich Forest from Wilson Lane at what is now 7801 Hampden Lane. It was highly visible to all who traveled along Wilson Lane to Bethesda. Washington's *Evening Star* newspaper gave the house its Silver Star award for merit in building for the "high standards of building and planning followed in the creation of this

⁵⁵ "Greenwich Forest, Homesites and Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection.

⁵⁶ "Greenwich Forest, Homesites and Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection.

⁵⁷ 5720 Lambeth Road was designed by Royal Barry Wills and 8100 Hampden Lane was designed by V.T.H. Bien.

⁵⁸ "C.H. Hillegeist to Direct New Development," *Washington Post*, 21 October 1934, R8.

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residence."⁵⁹ The *Star* sponsored a Silver Star Model Home series each year, awarding Silver Stars to several houses selected for their quality by a committee of experts from the federal government, the building and real estate industry, and a city planner on the NCPPC. Selected model homes received publicity from the *Star* and were opened to the public for a period of time under the newspaper's auspices.

The *Star's* announcement of the selection of the Greenwich Forest model home and its opening to the public on July 2, 1933, launched the publicity for the subdivision. The *Star's* photograph of the imposing brick and stone residence, surrounded by tall trees that had been preserved in the preparation of the site, set the tone for the marketing of the subdivision. *Star* readers were invited to see how the "quaint charm of Early English architecture is blended with the natural beauty of a secluded setting in the dwelling opening tomorrow."⁶⁰

At the end of July 1933, the Cafritz Construction Company began advertising its Greenwich Forest subdivision in the *Washington Post*.⁶¹ On July 30, 1933, a photograph of a Cafritz Company steam shovel "cutting through roadways of Greenwich Forest, the new restricted Cafritz development in the heart of the Country Club section" was printed in the *Washington Post* along with an article evidently based on a Cafritz press release extolling the enthusiastic praise with which visitors responded to the "recent Silver Star Model Home" in Greenwich Forest.⁶²

Expert Counsel and Quality Construction

Taking advantage of the financial strength of his company during the Depression, Cafritz approached Greenwich Forest as a one-stop shop: design, siting, appliances, landscape, construction, and financing.⁶³ A potential purchaser could enter into a contract to buy a specific lot and have a house custom-designed and built on his or her behalf, while getting the needed mortgage through Cafritz, as well. "The plan of construction at Greenwich Forest," stated one of the many press releases promoting the subdivision, "permits the prospective home owner, after making a tentative selection of a desired homesite, to consult with the company's architects regarding a plan for his home along the lines of his own ideas and requirements. Expert counsel is given in design, arrangement, equipment and decoration, resulting in a satisfactory set of drawings. From these drawings specifications are prepared and the prospective home owner is given a price on the house and lot complete."⁶⁴

⁵⁹ Vincent Tutching, "English Architecture Model Home's Feature," *Washington Star*, 1 July 1933.

⁶⁰ Vincent Tutching, "English Architecture Model Home's Feature," *Washington Star*, 1 July 1933.

⁶¹ Advertisement, "Greenwich Forest: In the Heart of the Country Club Section," *Washington Post*, 30 July 1933, R5.

⁶² "Cafritz's Steam Shovel Doing His Stuff," in *Washington Post*, 30 July 1933, R4, "Thousands See Cafritz Home in New Section," *Washington Post*, 30 July 1933.

⁶³ "Greenwich Forest, Homesites and Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection

⁶⁴ "Home Seekers Given Advice About Building," *Washington Post*, 17 September 1933, R1.

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Although purchasers were permitted to select their own architect and builder as long as they honored the aesthetic controls, only two purchasers are known to have chosen that course of action.

Cafritz sought to establish design control over the specific appearance of houses in Greenwich Forest by ensuring that all plans be approved by the Cafritz company. The 1933 Cafritz company brochure, in its section on "Plan of Development of Greenwich Forest," states that those "who desire interpretation of their individual ideas" can purchase homesites and "The Cafritz Company will design such homes, construct and finance them, and quote a complete price on the house and lot, or the purchaser may select his own builder. In either case all plans must be approved by the Company."⁶⁵ This policy is later reiterated in subsequent promotional information such as a 1937 *Washington Post* article that appears to have been based on a press release: "In Greenwich Forest, the purchaser may select a lot and build or choose from homes already built on generously proportioned sites. The company's own architects are placed at the service of prospective buyers who wish to design their homes. All plans submitted are subject to the approval of developers who maintain rigid restrictions."⁶⁶

He also employed a then-novel approach of advertising houses for sale while they were still in the early stages of construction. His so-called "exhibit homes" were typically under construction when opened for public viewing. This gave potential purchasers the opportunity to see the quality of construction first hand, as well as to personally experience the size and scale of the house, while (if they acted quickly enough) still having time to customize its details and finishes. This both served the purchaser, who was often more comfortable with walking through a house before committing, and Cafritz, who was able to avoid having the cost of maintaining a permanent model home for advertising purposes. In August 1933, in an article stating that "finished homes do not reveal the many details that careful planning and expert workmanship achieve to give added strength and protection to a residence, increasing its value and decreasing its upkeep," potential visitors were told that they could examine the house then under construction at what is now 7800 Hampden Lane. Describing the English-style stone house as being constructed of the "best materials," it said visitors would be offered the opportunity to "note these features and representatives on the premises will gladly explain them."⁶⁷

Modern Technology, Modern Conveniences, Traditional Design

While emphasizing the traditional in architecture and such interior furnishings as lighting fixtures, advertisements also featured the modernity of appliances and building techniques. The first houses in 1933 included servant's quarters and all electric kitchens, both common components in contemporaneous

⁶⁵ "Greenwich Forest, Homesites and Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection.

⁶⁶ "Development in Montgomery Fits its Setting," *Washington Post*, 3 October 1937, R3.

⁶⁷ "Best Materials Are Featured in Stone House," *Washington Post*, 27 August 1933, R2.

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neighborhoods throughout the Washington metropolitan area. By 1935, the current "exhibit home" at 7821 (formerly 7121) Hampden Lane boasted "every modern construction feature and home appliance" and was "an electric Health home."⁶⁸ The house at 7204 (now 7826) Overhill Road, an "Early Colonial—as it was interpreted in Old Williamsburg" was advertised as having "every feature of modern equipment that will add to the joy of living" including "Quiet May summer and winter air conditioning."⁶⁹ As the availability of household help declined in the post World-War I era, convenience and labor saving devices increased in importance. While some of the larger houses still included a maid's room, the emphasis in advertising on the quality of kitchen appliances and the convenience of kitchen layout indicates that kitchens were being designed for use by the mistress of the house.

Accommodating the Automobile

Greenwich Forest was designed as an automobile suburb. Although when the first houses were constructed in the new subdivision there was still streetcar service on Wisconsin Avenue (discontinued circa 1935) and the area was served by buses, it was assumed that Greenwich Forest residents would commute by automobile. In the decade from 1920 to 1930, automobile ownership in the United States had almost tripled, from 9.25 million to almost 27 million and the automobile had become an integral part of middle class life. Publicity for Greenwich Forest described its location in relation to the city in terms of driving time. A 1933 advertisement described it as "only 15 minutes from the downtown section."⁷⁰ The original Greenwich Forest promotional brochure promised a pleasant commute along arterial roads: "This delightful, new community...is easily accessible to all centers of social and commercial activity, reached by broad boulevards, providing pleasant transportation without traffic congestion."⁷¹ In 1935 a Cafritz announcement of new Greenwich Forest houses under construction described their location as being "but 20 pleasant motor minutes away from downtown Washington."⁷²

Although residents of Greenwich Forest depended upon the automobile for transportation, the aesthetic of traditional houses in a sylvan setting called for keeping automobiles out of sight. In an era when most middle-class families had only one automobile, every Greenwich Forest house had a two-car garage — an indication of the upper-middle-class market to which Greenwich Forest was designed to appeal. Further, plans called for all garages to be integrated into or attached to the main block of the house, and generally entered from the rear via a private driveway to avoid the view of this modern amenity from the street. These garages came with such

⁶⁸ Advertisement, "Greenwich Forest," *Washington Post*, 11 August 1935, R2.

⁶⁹ Advertisement, "Greenwich Forest," *Washington Post*, 23 October 1938, R5.

⁷⁰ Advertisement, *Washington Post*, 6 August 1933, R3.

⁷¹ "Greenwich Forest, Homesites and Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection.

⁷² "Cafritz Firm's Homes Project is to Expand," *Washington Post*, 4 August 1935, R3.

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modern conveniences as overhead doors, lighting inside and out, and running water for washing facilities.⁷³ In design they were a significant departure from the garages typical of many earlier developments – the freestanding, utilitarian garage entered by a front driveway running along side a dwelling.

Early Development

In January 1934, "the spring building program for Greenwich Forest" was announced. The new neighborhood was an idyllic new suburban place near the Nation's Capital where "Winding roadways, following the contours of the land, provide interest in this attractive community, furnishing a delightful variety in size and shape of home sites."⁷⁴ Accompanying the prospect of new houses was the notice that the house at 7100 (now 7800) Hampden Lane, on the west side of the development's entrance, was open for inspection⁷⁵. A romantic sketch of the house was included in many of the advertisements during the ensuing months. The house was described as "In the Heart of the Country Club Section---An English Home of Unusual Charm."⁷⁶ The description stated that "the home shown above is a charming corner English stone residence with Brittany tile roof on a beautifully landscaped lot, containing more than 20,000 square feet of ground with formal garden, pool, and fountain...Reception hall, studio living room, den, dining room, butler's pantry. Modern Health kitchen...3 spacious bedrooms, 2 full-tiled baths and lavatory...Large recreation room with bar, bright cellar with 2-car garage...Servant's room with bath..." By April, a photograph of 7100 (now 7800) Hampden Lane was published showing the "rear view of this charming corner English residence with its formal garden and lovely trees." This view, claimed the advertisement's text, was "symbolic of the enduring beauty and sound construction" of Greenwich Forest.⁷⁷ In April, 7100 Hampden Lane was again advertised. Now set in "An Environment of Woodland Beauty," where the "VERDANT BEAUTY of Spring is portrayed in all its freshness..." the house was described as "distinctly different."⁷⁸ A May 27 press release announced that, "Visitors have been impressed by the charming distinction of the smart English stone residence of 7100 Hampden Lane and have shown marked interest in the many new detached homes of individual design now under construction."⁷⁹

⁷³ "C.H. Hillegeist to Direct New Development," 21 October 1934, R8. Over time, most of these garages have been converted to additional living space and new garages have been built as separate outbuildings.

⁷⁴ "Development of New Suburb is Under Way," *Washington Post*, 28 January 1934; R2; Advertisement, 28 January 1934, R7.

⁷⁵ "Development of New Suburb is Under Way," *Washington Post*, 28 January 1934; R2; Advertisement, 28 January 1934, R7.

⁷⁶ Advertisement, "7100 Hampden Lane," *Washington Post*, 28 January 1934.

⁷⁷ Advertisement, "7100 Hampden Lane," *Washington Post*, 15 April 1934.

⁷⁸ Advertisement, "7100 Hampden Lane," *Washington Post*, 27 April 1934.R5.

⁷⁹ "Beauty Shown in Greenwich Forest Homes," *Washington Post*, 27 May 1934, R2.

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Greenwich Forest Inc.

In mid-October 1934, Morris Cafritz formed a new company to be known as Greenwich Forest Inc. to handle the development of the subdivision. Shirley Kaplan, the nominal owner of the property, legally transferred her holdings to this new company, which was under Cafritz's control. Cafritz had hired Charles H. Hillegeist to serve as the president of the newly formed company. Hillegeist was the president of his own namesake real estate enterprise C.H. Hillegeist Company, and had been a vice president of the W.C. & A.N. Miller Company. The Cafritz Company announced that Hillegeist's experience with the Miller company was key to his selection for the new position.⁸⁰

Clearly the establishment of the new company and Hillegeist's appointment demonstrates Cafritz's growing interest in the development of Greenwich Forest. Hillegeist's job gave him day-to-day control over the neighborhood's development activities, and a direction to complete Greenwich Forest in keeping with Cafritz's vision. The exact date of Hillegeist's appointment was not publicized, but over the preceding summer, work on the infrastructure was accelerated and at least four new houses were under construction. Interestingly, there appears to have been no press related to Greenwich Forest since June 1934. In the October report of Hillegeist's position, the *Washington Post* stated that Cafritz had delayed a public announcement until "the streets, water, sewer, gas, and electricity were installed."⁸¹ This news that the infrastructure of Greenwich Forest was only newly completed is a likely explanation why no photographs of the subdivision and only that of four houses had been published. Importantly, the announcement provides a detailed description of the roads, signage, siting, driveways, and overall landscape at the time.

The streets are of the broad curvilinear type, of 8 inches in depth and flanked by heavy curbing all installed under State supervision and with State specifications.

The approach at the entrances, which is on Wilson Lane at Hampden Lane, is 120 feet in width and is flanked by beautiful lights suspended from ornamental standards with the wiring underground. Projecting arms support the lettering "Greenwich Forest" which is illuminated at night.

Back of the entrance and trisecting the principal driveways of this project is a triangular park embellished with a cascaded pool, with indirect lighting. Stone pilasters supporting English lamps flank a wall of selected stone on which in Old English letting is the name of the community.

⁸⁰ "C.H. Hillegeist to Direct New Development," *Washington Post*, 21 October 1934, R8.

⁸¹ "C.H. Hillegeist to Direct New Development," *Washington Post*, 21 October 1934, R8.

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This sylvan development has been planned to give the lots for each house a minimum width of 75 feet and it is now planned to permit no house to be built on a lot less than 100 feet in width. In the planning, provision has been made to give each dwelling a private driveway with a built-in or attached garage with a minimum capacity of two cars, the garages to be equipped with overhead doors, to be lighted inside and on the outside and to have running water available for washing facilities.

Landscaping has been done by J.H. Small and Sons, and great care has been taken to protect the countless oaks, hickories, and dogwoods. The houses which have been erected or are in the course of construction are set back at least 60 feet from the street permitting deeper velvety lawns and greater vistas.⁸²

The January 1934 article on the “spring building program” reported that the “Development of a New Suburb” had begun and a “number” of houses were under construction. In October 1934, the *Washington Post* published a photograph of four completed houses (7114 [now 7814], 7118 [now 7818], 7120 [now 7820—demolished], 7124 [now 7824] Hampden Lane) and another showing the entrance to the subdivision. The photographs showed that streets, curbs, and landscaping were all in place—matching the romantic descriptions of the article. Greenwich Forest was finally under way.

In April 1935, as sales were starting to take off, Greenwich Forest Inc. filed a new plat for the portion of Greenwich Forest south of York Lane and this plat was corrected in November 1935.⁸³ The principal purpose of these plats was to increase the already generous size of the lots. The October 1934 article noted that the house lots had initially been planned with a 75 foot minimum width, but this had been revised to a 100 foot minimum.⁸⁴ In Block U, south of Midwood Road, ten unimproved lots were reconfigured as six lots. In Block Q, north of Midwood Road, twenty lots were reduced to ten and the lots on the west side of Hampden Lane and the east side of Overhill Road were similarly enlarged. The northern section of Greenwich Forest between York Lane and Huntington Parkway was platted in August 1936.⁸⁵ Taking advantage of Hillegeist’s experience, Cafritz refined his plans to capture the vision that he had always intended for Greenwich Forest.

The Greenwich Forest Houses

The houses that Cafritz built at Greenwich Forest blended traditional aesthetics with modern amenities and quality construction and materials. Ever proud of the high quality of his company’s work, Cafritz did not hold

⁸² “C.H. Hillegeist to Direct New Development,” *Washington Post*, 21 October 1934, R8.

⁸³ Land Records of Montgomery County, Maryland, Plats 550 and 621.

⁸⁴ “C.H. Hillegeist to Direct New Development,” *Washington Post*, 21 October 1934, R8.

⁸⁵ Land Records of Montgomery County, Maryland, Plat 722.

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back when advertising that the houses were “architectural and structural achievements and combine every known convenience.”⁸⁶

Roofing was of brick or tile. Downspouts, gutters, valleys and flashing, as well as interior pipes were all fabricated of copper. Underground drainage systems included heavy concrete footings flanked with tile drains. The porch floors were of reinforced concrete rather than wood. Construction quality was exhibited with double flooring and heavy insulation, while “heating problems of the homes are solved by the most improved type of General Electric oil furnaces.”⁸⁷

Concealed radiators were standard equipment. Steel casement windows, featuring plate glass and copper screening, were manufactured by the well-known window company Fenestra. The electrical systems included wall switches for lamp outlets and closet lighting. Kitchens were a point of pride as all refrigerators and ranges were General Electric products, sinks were large with double drains, indirect lighting was included, floors were covered with Armstrong linoleum cemented on felt, and Oxford cabinets were in “abundance.”⁸⁸

Architectural Styles

The revival styles, specifically the Colonial, English, and French, described by the Cafritz Company as suitable for its development, were typical choices for this period, harking back to a romanticized ideal of the “olden days.” They drew on the traditions of the Eastern Seaboard and northern Europe. According to newspaper coverage, Spanish and Italian styles and bungalows were prohibited.⁸⁹

The Colonial Revival style and its variants was the most frequently used style in Greenwich Forest. Recalling America’s historic past, the Colonial Revival style emerged after the Centennial Exhibition of 1876 in Philadelphia and grew to become the premier architectural style of choice for residential construction nationwide after the turn of the twentieth century. The deliberate use of a traditional architectural expression such as the Colonial Revival style aided in the establishment of a sense of place and stability in newly platted neighborhoods such as Greenwich Forest by recalling stylistic elements and materials from the colonial period. Additionally, the guidelines and standards generated by the federal government through the Federal Housing Administration (FHA) unofficially promoted the Colonial Revival style for these same reasons, thus ensuring the style’s acceptance nationwide by the early 1940s. Yet, as much as the Colonial Revival movement aimed to inspire the nation as a whole, early reception was limited to the upper- and upper-middle classes who had access to academic magazines, attended college lectures, employed high-style architects, and owned automobiles,

⁸⁶ "C.H. Hillegeist to Direct New Development," *Washington Post*, 21 October 1934, R8.

⁸⁷ "C.H. Hillegeist to Direct New Development," *Washington Post*, 21 October 1934, R8

⁸⁸ "C.H. Hillegeist to Direct New Development," *Washington Post*, 21 October 1934, R8

⁸⁹ "Cafritz Offers Ideal Homes in New Section," *Washington Post*, 6 August, 1933, R1.

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creating a leisure class capable of traveling to historic sites such as Mount Vernon and Colonial Williamsburg. This particular class of homebuyer, for whom Greenwich Forest was designed, was also fully aware of the modern amenities and new conveniences available in the second quarter of the twentieth century. Therefore, houses in Greenwich Forest had the three-fold responsibility of showing a high achievement in present-day construction, every convenience in modern housekeeping, and practical application of every major item of mechanical home equipment.

The Colonial Revival style, which borrowed heavily from early American architecture, particularly Georgian- and Federal-style buildings, was largely an outgrowth of a new nationwide pride in the country's past. Designs incorporated traditional elements of Colonial buildings, including Palladian windows, gambrel roofs, pedimented porticoes, columns, and classical detailing, such as swags, urns, and crisp white trim.⁹⁰ Residential buildings, such as those erected by Cafritz in Greenwich Forest, illustrated many of the character-defining features of the style, including porticoes with Tuscan columns and ogee-molded entablatures, pedimented dormers with enclosed tympanums, brick or stone quoins, double-hung windows with jack arches and rowlock brick sills, sidelights set over paneled spandrels, and entry surrounds with denticulated cornices, fluted pilasters, and multi-light transoms. Thirty-five dwellings in Greenwich Forest exhibit high-style elements of the Colonial Revival style. These buildings date predominately from 1935 to 1941. One example, located at 7118 (now 7818) Overhill Road, predates the development of the neighborhood by the Cafritz Construction Company. This two-story dwelling epitomizes the Colonial Revival style in the second quarter of the twentieth century and displays many of the same features found adorning the houses designed by Cafritz's in-house architects. These include the double-hung wall dormers with ogee-molded pediments, the brick quoins, and one-bay-wide entry porch with Tuscan columns supporting a wide frieze and overhanging cornice.

The architectural styles, as described in newspaper advertisements for the individual houses, conjured up images of gracious country living in an earlier era. An advertisement for 7136 (now 7836) Hampden Lane stated that the "quiet dignity of Colonial times marks its design," while one for 7131 (now 7831) Hampden Lane described a "Colonial Georgian, with its lofty columns and huge porch."⁹¹ For the purchaser looking for something less grand, there was the "Pennsylvania Farmstead" offering "Rugged beauty in a Picturesque Setting" at 5605 York Lane or an "Early Colonial – as it was interpreted in Old Williamsburg" at 7204 (now 7826) Overhill Road.⁹²

⁹⁰ Alan Gowans, *The Comfortable House, North American Suburban Architecture 1890-1930*, (Cambridge, Massachusetts: The MIT Press, 1986), 84.

⁹¹ Advertisement, *Washington Post*, 5 December 1937, R3; Advertisement, *Washington Post*, 24 May, 1936. Modern addresses have been used.

⁹² Advertisement, *Washington Post*, 12 November 1939, R5; Advertisement, *Washington Post*, 23 October 1938, R5.

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A sub-type of the Colonial Revival was the Dutch Colonial Revival style, which reflected the architectural traditions of Dutch immigrants in New York, Connecticut, Pennsylvania, New Jersey, and Delaware. The style integrated many of the same elements commonly associated with its prototype, but is primarily characterized by the gambrel roof with its curved eaves along the length of the house. The unique form allowed for additional living space, which was illuminated by dormers that pierced the sloping sides of the roof. Despite its advantages, the style was not as overwhelmingly popular nationwide as the Colonial Revival style. This is evident in Greenwich Forest, where only two examples of the Dutch Colonial Revival were constructed. The examples, located at 7117 (now 7817) Hampden Lane (1935) and 5633 Lambeth Road (1939), present the indicative gambrel roof pierced by front-gabled dormers.

Houses in Greenwich Forest also reflect the popularity of European revival styles associated with the English and French countryside. The subdivision name itself was evocative of the English countryside. During the early decades of the twentieth century, the entire country experienced a heightened interest in the romanticism associated with "Old World" traditions and architecture. The use of these styles in the 1920s and 1930s was in large part a product of the impact of World War I, where returning soldiers responded to their romantic imagery for suburban designs. This resulted in a plethora of revivalist architectural styles, including Tudor Revival that echoed European precedents. Americans appreciated English architecture because it masked industrialization by projecting a softer, more romantic landscape. Tudor Revival-styled architecture in particular was popular because it was perceived as creating an entirely separate environment, both physically and geographically, from the hustle and bustle of city life. During the first half of the twentieth century, the Tudor Revival style was one of the more popular architectural styles in residential suburbs of Washington, D.C., and Greenwich Forest was no exception. Between 1933 and 1945, eighteen Tudor Revival style houses were constructed by the Cafritz Construction Company in the new suburb. Two of the three houses that predated the development company's involvement also embraced the principal features of the Tudor Revival style. Renderings published in Greenwich Forest's first brochure included an "English Farm House," which was built at 7100 (now 7800) Hampden Lane (1934) in the Tudor Revival style.⁹³ The popular style is loosely based on architectural characteristics of late Medieval English cottages and manor houses featuring Renaissance detailing. The first Tudor Revival-style dwellings appeared in the United States in the late nineteenth century and were designed by architects who closely copied English models. These dwellings featured stone or brick walls, steeply pitched parapets on cross-gabled roofs, elaborate facades of Gothic or Jacobean inspiration, tall narrow windows arranged in groups with multi-pane glazing, and large chimneys topped with decorative pots. From 1900 to 1920, the style began to appear on more modest suburban dwellings. These structures retained the steeply pitched roof, groups of narrow windows, and dominant chimneys, and began to exhibit half-timbering as a decorative detail. The style reached its height of popularity during the late 1920s and the 1930s, but continued to be popular in suburban neighborhoods nationwide until the middle part of the twentieth century. The rise in

⁹³ "Greenwich Forest, Homesites *and* Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection.

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the style's popularity corresponded to developments in masonry veneering techniques, which allowed modest wood-frame or concrete-block structures to be faced in brick and stone, thus mimicking the brick and stone exteriors seen on the earlier high-style interpretations of the style. These dwellings demonstrate a wide variation of shapes, forms, and exterior decorations; however, the markers of the style are still apparent in the steeply pitched cross-gabled roofs, dominant chimneys, asymmetrical entry bays, and exterior decorations such as half-timbering, skinteled bricks, and decorative stone work. Many of these high-style elements adorn the Tudor Revival-style dwellings of Greenwich Forest.

Greenwich Forest's first brochure referenced Britain's Norman heritage, including a rendering of a model "English Norman Home" that the company considered ideal for the new neighborhood but did not actually build in the form depicted.⁹⁴ More commonly known today as French Eclectic, the "Norman" style is relatively uncommon in the United States. The style first emerged with the return of World War I veterans who returned home with first-hand familiarity of the prototype. Although the style was largely out of fashion by the 1940s, "Norman" style was illustrated on two dwellings in Greenwich Forest – 7301 (now 8001) Overhill Road (1938 - demolished July 2009) and 8100 Hampden Lane (1949). Alvin Aubinoe designed 7301 (now 8001) Overhill Road in 1938 for a Cafritz client, Dr. Frederick Coe, while 8100 Hampden Lane was designed by V.T.H. Bien, a Bethesda architect, for Captain L.M. Harding, who had conceived the design for the house years before it was constructed in 1949. Like many of the post-1920 examples found nationwide, the illustrations in Greenwich Forest are actually an eclectic (and diminutive) interpretation of motifs taken from the French countryside. The tower that marks the entry of the house at 8100 Hampden Lane is a common subtype of the "Norman" style.

Life Magazine House

The house at 5720 (now 5602) Lambeth Road has a unique significance among the houses in Greenwich Forest. Constructed in 1938, it is the product of *Life* magazine's national campaign to stimulate housing construction by demonstrating that quality, architect-designed housing was within reach of families with modest incomes.

Life magazine, in conjunction with a professional magazine, *The Architectural Forum*, set out to prove the affordability of good, modern housing by commissioning nationally known architects to design houses for people at four different income levels, ranging from \$2,000 to \$10,000 a year (roughly \$30,000 to \$151,000 in 2009 dollars). *Life*'s premise was that "the long awaited American building boom, confidently expected to pull the country out of depression...has never materialized" because the public did not realize that "progress in technology and design" had made housing construction both far better and cheaper than it had been a decade earlier. *Life* sought "to do its bit in touching off the boom."⁹⁵

⁹⁴ "Greenwich Forest, Homesites and Homes: A Restricted Development by Cafritz," 1933. Brochure, Morris and Gwendolyn Cafritz Foundation collection.

⁹⁵ "Life Presents Eight Houses for Modern Living," *Life*, 26 September, 1938.

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Life selected four families who were planning to build a new house, one from each major section of the country. It discussed with each family "what they disliked about their present houses, what they would like if they built a new one." It then selected two architects for each family, "one to design it a 'traditional' house, the other a 'modern' house" and commissioned them to design "the nearest thing to each family's 'dream house' that it could afford to build." On September 26, 1938, *Life*, with a circulation of 18 million readers, published a 22-page feature on the four families, their existing houses, and two sets of renderings and plans for their dream house. Though designed for specific families, the plans were made available for all to copy. The publication and the concept proved to be enormously popular. *Life* also announced that the public would soon be able to see the houses as constructed because selected builders and department stores in a number of cities had been authorized to use the plans to construct and furnish the featured houses.

Cafritz, known for his economic construction of quality housing, was chosen to build the Washington, D.C., model of the *Life* Home, which was based on the original design by Boston architect Royal Barry Wills. The house, intended for a family with a modest income of \$5,000-\$6,000 a year, included "four bedrooms, two baths, a library-office..., a game room in the basement where the children could entertain their friends while father and mother entertain theirs in the living room."⁹⁶ Cafritz, in the extensive publicity that surrounded the opening of his interpretation of the Royal Barry Wills-designed house advertised that "We were requested to build the *Life* Magazine Home to demonstrate in the National Capital that advance methods in construction, equipment and decoration have placed home ownership within reach of moderate incomes."⁹⁷

The *Washington Post* gave extensive coverage to the construction of Cafritz's version of the *Life* magazine house, citing that the proficient developer had achieved a "result that goes far beyond the specified requirements – in factors and features which contribute to maximum comfort, luxurious refinement, and superb location – the sum total of livability."⁹⁸ These modifications included the addition of jerkinhead dormer windows, diamond-paned casement windows, and round arched brackets and hewn posts, all high-style elements of the Tudor Revival style that predominate style in Cafritz's Greenwich Forest. Additionally, to provide symmetry and adhere to the standards of an automobile suburb, Cafritz's designers added a one-story garage wing on the side elevation. Fifteen thousand people toured the Cafritz-Wills house at 5720 (now 5602) Lambeth Road in the first two weeks it was open in March 1939, an indication of the interest generated by the *Life* series on affordable housing design.⁹⁹

⁹⁶ "Life Presents Eight Houses for Modern Living," *Life*, 26 September, 1938, 56.

⁹⁷ "The Life Lansburgh-Cafritz Home in Greenwich Forest," advertising supplement to the *Washington Post*, 26 February 1939, 8.

⁹⁸ "The Life Lansburgh-Cafritz Home in Greenwich Forest," advertising supplement to the *Washington Post*, 26 February 1939, 8.

⁹⁹ "15,000 See Model Home In 2 Weeks," *Washington Post*, 12 March 1939, R8.

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The Developing Neighborhood

Development of the neighborhood began with the construction of three houses in the late 1920s, when the subdivision was successively owned by Cafritz and Ardnave, and Ardnave had sold several lots on Overhill Road that were subsequently resold. Dwellings were constructed at 7105 (now 7805) Overhill Road, 7118 (now 7818) Overhill Road, and 7120 (now 7820) Overhill Road. The owners, architects, and builders of these houses are not known; however, they set a remarkable precedent for the dwellings constructed by the Cafritz Construction Company through the architectural styles, high-style detailing and high-quality materials, massing and size, and siting on the spacious lots with mature trees and natural landscaping. One of the few differences was the absence of an integrated or attached garage, which Cafritz believed was essential to the success of his automobile suburb.

The first houses constructed by Morris Cafritz and his design team were located at the southern end of the subdivision. Initial construction was on Hampden Lane at its intersection with Wilson Lane, which was an existing transportation route that traveled east/west through Bethesda to the south of Greenwich Forest. This allowed the prolific developer to showcase his dwellings to passing motorists. Accordingly, the first houses included 7100 (now 7800) and 7101 (now 7801) Hampden Lane, both imposing single-family dwellings exhibiting high-style elements of the Tudor Revival style. The houses, angled so the facades were clearly visible from Wilson Lane, served as part of the elaborate gateway to Greenwich Forest that was described at the time as including a small park with “cascaded pool with indirect lighting. There [were] stone pilasters supporting English lamps. These flank a wall of selected stone on which the name of the community in carved in Old English lettering.” The *Washington Post* recounted the unusual attention given to the treatment of the neighborhood’s entry portal, where “lights [were] suspended from ornamental standards. The lettering “Greenwich Forest” is supported by projecting arms.”¹⁰⁰

During the early to mid-1930s, construction of single-family dwellings moved to the interior of the neighborhood, stretching northward along Hampden Lane. Those completed in 1934 were illustrations of the Tudor Revival style, joined by examples of the Colonial Revival and Dutch Colonial Revival styles in 1935. Completed in 1935, the home of Alvin L. Aubinoe, one of the engineers and architects of Greenwich Forest employed by Cafritz Construction Company, was the one exception to the initial development restricted to southern part of the neighborhood. Aubinoe’s own house, which he personally designed, was located north of Midwood Road at 7300 (now 8000) Overhill Road. By 1936, new construction moved northward as Colonial Revival and Tudor Revival style houses were built on Midwood Road, Overhill Road, York Lane, and Hampden Lane. Thus, by 1941 when construction had moved northward to include Lambeth Road, Greenwich Forest was largely improved. By this time, Greenwich Forest included more than sixty single-family dwellings, of which fifty-eight are extant today. With the end of the Cafritz Construction Company's involvement in 1950,

¹⁰⁰ “Wilson Lane Homes Offer All Comforts,” *Washington Post*, 13 December 1936, R7.

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Greenwich Forest was improved by approximately sixty-five houses. The minimal construction that took place after 1950 was located on existing lots, rather than the subdivision of lots and infill. Today, Greenwich Forest is home to sixty-eight dwellings.

BIOGRAPHIES – GREENWICH FOREST

Developer and Builder: Morris Cafritz (ca. 1888-1964)

Morris Cafritz developed and built Greenwich Forest over a period of two decades, beginning in the early 1930s. Cafritz was one of the preeminent developers of Washington, D.C., from the 1920s until his death in 1964. He focused primarily on single-family house construction, building more than 5,000, but he is also credited with developing and constructing over 85 apartment buildings. Cafritz built housing for a range of income levels and is credited with creating housing for 20,000 families over the course of his career.¹⁰¹

Cafritz was born in Russia, and immigrated as a boy with his family to the United States in 1898. After living in New York, his family moved to Washington, D.C., where his father opened a grocery store. Cafritz started his business career in 1904 when he was probably still in his teens. He operated a grocery store and borrowed from his father to establish a wholesale coal yard. Moving on to various entertainment businesses including bowling alleys, he opened a real estate office in 1920.

One of Cafritz's first large real estate ventures was the purchase of the Columbia Golf Course in Petworth in 1922 on which he built several thousand low cost but good quality row houses over a period of years. He advertised the houses he built as "life-time homes." He also built his first apartment buildings in 1922 – a row of seven buildings. Following in the footsteps of Harry Wardman, he named each building a name that started with one of the letters of his name C-A-F-R-I-T-Z, and hence the group became known as CAFRITZ Row. In the next three years, Cafritz built several more apartment buildings including the Porter Apartments at 3600 Connecticut Avenue, N.W.

Cafritz's company grew rapidly and, in addition to row and detached houses and apartment buildings, Cafritz built luxury housing, commercial buildings and an industrial center in his early years in business. A 1926 *Washington Post* article described the "phenomenal rise of the Cafritz organization to a position of leadership in the real estate field within the last four years" – a position that Cafritz managed to maintain over the next forty years.¹⁰² The article described Cafritz's business philosophy as building "the best possible homes for the money," keeping "the price at such a level as to make it possible for the man of moderate means to become a

¹⁰¹ Robert Pack, "The Streets were Paved with Gold," *Washingtonian*, April 1984, 114.

¹⁰² "Vision and Courage Lead to Success for Morris Cafritz," *Washington Post*, 20 June 1926, M20.

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home owner and give to his family the comforts and conveniences of an advanced standard of living without unduly taxing his financial resources."¹⁰³ This was achieved through economies of scale, both in the purchase of large tracts of land outside the central city and through large-scale construction of both single-family housing and apartment buildings. The Cafritz organization employed a skilled workforce and owned the equipment needed to undertake all phases of construction from the surveying and grading of land to the final painting and decorating of dwelling units. Buildings were designed by in-house architects and engineers, and in the 1930s these included Alvin L. Aubinoe, Sr., and Harry L. Edwards who were responsible for substantively increasing the quality of the Cafritz Construction Company's design work.

In the mid-1920s, while the extensive Petworth was still under construction, Cafritz launched additional major construction projects. He acquired the Lenman tract, a seven-acre parcel on the west side of 14th Street, N.W. at Oak Street in 1925. It was the largest remaining un-improved tract in the Columbia Heights area of Washington, D.C., available for residential and commercial development. Cafritz developed it over the course of the next thirteen years, first building a 213-unit apartment building (the historic Hilltop Manor now known as the Cavalier¹⁰⁴) and row houses, and later constructing two garden apartment buildings. He also began a development of single-family detached cottage-style dwellings in Bethesda, south of Bradley Boulevard, known as Chevy Chase Terrace.

In 1925, Morris Cafritz bought two large tracts of land that he did not develop until the 1930s. As described by one biographer, "Cafritz bought land when he saw a bargain, whether or not he had plans to build on it right away."¹⁰⁵ One tract was the 98-acre parcel in Bethesda that was subsequently developed as Greenwich Forest and Woodland. The other was the 50-acre Burrows farm along River Road near Westmoreland Circle, now part of American University Park.¹⁰⁶

In 1928, sales of single-family dwellings in Petworth "declined sharply and suddenly, for no apparent reason."¹⁰⁷ It is not known whether this contributed to Cafritz's decision to sell his 98-acre parcel in Bethesda to another developer, Eugene A. Smith. But, over the next several years, he concentrated on the construction of apartment buildings rather than large-scale residential neighborhoods.

In the years following the construction of the Cavalier, Cafritz built Park Central, a huge nine-story building with 316 units at 1900 F Street, N.W., and the Park Lane at 2025 I Street, N.W., an eleven-story building with 290 units. Both were designed in the Art Deco style in 1928. The Miramar, built in 1929 at 15th St. and Rhode

¹⁰³ "Vision and Courage Lead to Success for Morris Cafritz," *Washington Post*, 20 June 1926, M20.

¹⁰⁴ The Cavalier is listed as an individual resource in the National Register of Historic Places. A number of his other apartment buildings are considered contributing resources in National Register-listed historic districts.

¹⁰⁵ Robert Pack, "The Streets were Paved with Gold," *Washingtonian*, April 1984, 166.

¹⁰⁶ Both were purchased in the name of Mary Freedman, a notary public.

¹⁰⁷ Robert Pack, "The Streets were Paved with Gold," *Washingtonian*, April 1984, 166.

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Name Greenwich Forest Historic District
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Island Ave., N.W., was scaled down to eight stories but still fit 207 apartments into the building. In 1930 Cafritz joined forces with his former employee, Gustav Ring, to build the Westchester apartment complex in Washington, D.C.

Although most developers scaled back after the Great Depression, Cafritz was able to take advantage of the tremendous need for housing close to downtown and the federal work places. He regained control of the 98-acre Bethesda parcel when Smith defaulted on his mortgage in 1931 and by July 1933 Cafritz invited the public to inspect the new construction in the first section of his new Greenwich Forest subdivision. This subdivision was intended to attract purchasers of a higher income bracket than his early work and he advertised that the neighborhood would satisfy the aesthetics and social interests of “Government officials, business executives, and professional men.”¹⁰⁸ The neighborhood offered both speculatively built and custom-designed houses on large, wooded lots, near nine different country clubs but within a fifteen-minute drive of downtown Washington, D.C. The majority of the lots were sold before 1942. After a hiatus during World War II, development resumed and in 1950 Greenwich Forest, Inc., which Cafritz created to develop Greenwich Forest, sold the few remaining lots back to Cafritz and ceased operation.

While Cafritz was developing Greenwich Forest, he was also developing two more moderately priced subdivisions. On a section of the 98-acre parcel, east of Moorland Lane, Cafritz oversaw the development of houses more modest in scale in the Woodland Section of Greenwich Forest. It opened in 1936. Within the District of Columbia, Cafritz constructed a subdivision of over 300 houses in what is now American University Park.

In the later 1930s Cafritz also built two major apartment buildings designed by his firm's architects, Alvin Aubinoe, Sr., and Harry Edwards: the nine-story Hightowers (1936), a powerful expression of the Art Moderne style at 1530 16th Street, N.W., and the Majestic (1937) at 3200 16th Street, N.W.

Cafritz anticipated the post-World War II development of the K Street corridor and focused his attention on the construction of office buildings on both K and I Streets, N.W.¹⁰⁹ In 1945, he and developer Charles H. Tompkins seized the opportunity to buy a large tract at Connecticut and Florida Avenues where they eventually constructed the Universal Building and the Universal North Building.¹¹⁰ Cafritz was also involved in the development of Pentagon City in Virginia with Tompkins. At the time of his death in 1964, much of the value of Cafritz's \$66 million estate – the largest to go through D.C. probate court up to that time – lay in the

¹⁰⁸ “Home Seekers Given Advice About Buildings,” *Washington Post*, 17 September 1933, R1.

¹⁰⁹ James M. Goode, *Best Addresses*, 2nd impression (Washington, D.C.: Smithsonian Books, 2002), 353.

¹¹⁰ Robert Pack, “The Streets were Paved with Gold,” *The Washingtonian*, April 1984, p. 166.

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Name Greenwich Forest Historic District
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downtown office buildings he owned.¹¹¹ A sizable portion of his estate endowed the Morris and Gwendolyn Cafritz Foundation, which continues to play a major role in Washington area philanthropy.

James Goode, in his history of Washington, D.C.'s apartment houses, described Cafritz as "one of the two most prodigious builders in Washington during the twentieth century."¹¹²

Architect and Engineer: Alvin L. Aubinoe (1903-1974)

Alvin Love Aubinoe, an engineer and architect employed by the Cafritz Construction Company, was the principal designer of the Greenwich Forest subdivision.

Aubinoe was born in Washington, D.C., in 1903. His father owned a sheet metal firm and his grandfather had been a builder in Alexandria, Virginia. He attended the McKinley Manual Training School and the University of Maryland, graduating with an engineering degree. Aubinoe was employed as an engineer by the Rust Engineering Company where he worked on a dam and filtration plant in Pennsylvania and the Ford automotive assembly plant in Norfolk, Virginia.¹¹³

In 1926, Aubinoe joined the Cafritz Construction Company, where he worked as an engineer and draftsman. After several years at the Cafritz firm he went into business for himself as an architect and civil engineer but returned to Cafritz Construction Company by 1932. His position in the firm is variously listed in city directories as architect, department manager and construction manager and in those capacities he had major responsibility for the overall design of the Greenwich Forest subdivision and for the design of individual houses within the subdivision, including one that he designed for himself at 7300 (now 8000) Overhill Road.¹¹⁴ Aubinoe, in his capacity as engineer, signed all of the subdivision plats for Greenwich Forest from 1935 until 1938, when he left Cafritz Construction Company.

While working for Cafritz, Aubinoe and Harry L. Edwards, his colleague at Cafritz Construction Co., designed the Majestic at 3200 16th Street, N.W. and Hightowers at 1530 16th Street, N.W. James M. Goode, in his book *Best Addresses*, described these two apartment buildings as "among the finest streamlined Art Deco buildings in the city" and Aubinoe and Edwards as "one of the most important teams of designers of Art Deco apartment houses in Washington during the 1930s and early 1940s." In 1936 and 1937, they together designed four other Cafritz apartment buildings: 2000 Connecticut Avenue, N.W.; Park Crescent, 2901 18th Street, N.W.; Ogden

¹¹¹ "Cafritz Heirs End Dispute Over Will," *Washington Post*, 19 May 1996.

¹¹² Goode, 352.

¹¹³ "Alvin L. Aubinoe Dies, Area Builder, Architect," *Washington Star*, 21 June 1974; "Among our Members...Alvin L. Aubinoe," *Home Builders Monthly*, September 1945, 30.

¹¹⁴ Pamela Scott, *Directory of District of Columbia Architects, 1822-1960* (Washington, D.C.: Pamela Scott, 1960), 9-10.

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Gardens, 1445 Ogden Street, N.W.; and Otis Gardens, 1445 Otis Place, N.W.¹¹⁵ They also designed Cafritz's own residence at 2301 Foxhall Road, N.W.

In 1938, Aubinoe established his own business. He developed, designed, and built apartment houses and hotels, often retaining ownership and managing them. These included the Dupont Plaza Hotel, the Congressional Hotel, Carillon House, 2500 Wisconsin Avenue, N.W., 1600 16th Street, N.W., and 2120 16th Street, N.W., Parkside Apartments in Bethesda, Maryland, and the Abingdon Apartments and Washington and Lee Apartments in Alexandria, Virginia. In the 1950s, Aubinoe developed the Wildwood Manor Subdivision in suburban Maryland, a subdivision of approximately 300 houses on 155 acres.¹¹⁶

After World War II, architects Harry L. Edwards and Edgar Carroll Beery, Jr., were associated with Aubinoe and practiced as Aubinoe, Edwards and Beery until Edwards' death in 1958. Aubinoe and Beery continued to practice together. The firm designed the Wire Building at 1000 Vermont Avenue, N.W. (1948) and a luxury apartment building in Leopoldville (1951) commissioned by the Belgian Government in the Belgian Congo, now Zaire.

Aubinoe served as a director and as president of the Home Builders Association of Metropolitan Washington and was also a director of the National Association of Home Builders. He designed the Association's headquarters at 1625 L St., N.W. He also served for many years on the D.C. Commissioners Zoning Advisory Committee.

Architect: Harry L. Edwards (1902-1958)

Harry L. Edwards was involved in the design of Greenwich Forest houses as an architect at the Cafritz Construction Company from 1935 to 1945 and its principal architect after Alvin L. Aubinoe left the company in 1938.

Edwards was born in Florida, and spent most of his childhood in Alabama, before coming to Washington D.C. He graduated from Washington's technical high school in 1921 and from 1921 to 1924 he studied architecture at George Washington University's Evening School, Atelier Cunningham, and I.C.S. (International Correspondence Schools) Home Study. In those years, he also worked as an architectural draftsman in the Office of the Supervising Architect in the U.S. Treasury Department and for several local architects. In 1925 he entered private practice. He designed the Army and Navy apartment building at 2540 Massachusetts Avenue, N.W., (1925) for developers Monroe and R. Bates Warren and a *Washington Star* model home for them at

¹¹⁵ Goode, 344-346.

¹¹⁶ Leo Sullivan, "Builder Aubinoe Helped Give New Look to District," *Washington Post*, 27 November 1955, C9.

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Leland and Elm Streets, Chevy Chase, Maryland, in 1927.¹¹⁷ Monroe Warren also employed Edwards to assist the principal architects for the design of Tilden Gardens and the Kennedy-Warren along Washington, D.C.'s, prestigious Connecticut Avenue corridor.¹¹⁸

Edwards joined Cafritz Construction Co. in 1935 and the *Washington Post* noted that he was "now connected with the architectural department...devoting special attention to the planning of homes in Greenwich Forest."¹¹⁹

Edwards worked with Cafritz Construction Company architect and engineer Alvin L. Aubinoe on Cafritz apartment buildings as well as single -family houses. Together they designed the Majestic at 3200 16th Street, N.W. and Hightowers at 1530 16th Street, N.W. James M. Goode, in his book *Best Addresses*, described these two apartment buildings as "among the finest streamlined Art Deco buildings in the city" and Aubinoe and Edwards as "one of the most important teams of designers of Art Deco apartment houses in Washington during the 1930s and early 1940s." In 1936 and 1937 they together designed four other Cafritz apartment buildings: 2000 Connecticut Avenue, N.W.; Park Crescent, 2901 18th Street, N.W.; Ogden Gardens, 1445 Ogden Street, N.W.; and Otis Gardens, 1445 Otis Place, N.W.¹²⁰ They also designed Cafritz's own residence at 2301 Foxhall Road, N.W.

After Aubinoe left the Cafritz firm in 1938 to establish his own business, Edwards was the sole architect on a number of Cafritz projects including the Empire apartment building, 2000 F St., N.W., (1939), and 1660 Lanier Place, N.W., (1940). In 1940-1941, he designed the low-income Greenway Apartments at Minnesota Avenue and Ridge Road, S.E., successfully translating aspects of his more elaborate apartment building designs to the small-scale, modest aesthetic of the housing project.

After World War II, Edwards left Cafritz to join Alvin L. Aubinoe and Edgar Carroll Beery, Jr., and practiced as Aubinoe, Edwards and Beery until his death in 1958. He was involved in the design of the Wire Building at 1000 Vermont Avenue, N.W. (1948), the National Association of Home Builders headquarters at 1625 L St., N.W., and a luxury apartment building in Leopoldville (1951) commissioned by the Belgian Government in the Belgian Congo, now Zaire.¹²¹

¹¹⁷ Board of Examiners and Registrars of Architects, Application, s.v. Harry L. Edwards, November 2, 1939. On file at Office of Public Records, D.C. Archives

¹¹⁸ Goode, 346.

¹¹⁹ "Harry L. Edwards Now with Cafritz," *Washington Post*, 16 June 1935, R5.

¹²⁰ Goode, 344-346.

¹¹⁵ "Harry Edwards, Architect, Dead," *Washington Post*, 17 January 1958, B2.

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Landscape Architect: John H. Small, III (1889-1965)

John H. Small, III, landscape architect for Greenwich Forest, headed a leading landscape architecture firm in Washington, D.C.

Small was born in Washington in 1889 and graduated from the McKinley Manual Training School. He received B.S. and Master of Landscape Architecture degrees from Cornell University. In World War I, he served in the U.S. Army as a 2nd lieutenant, Field Artillery.¹²²

Small went into the florist business established by his grandfather in 1855 in Washington, D.C., J. H. Small & Sons Co., Inc. He became its president and later, chairman of the board. At the time that Small was actively involved in landscape design, the firm advertised itself in city directories as florists, nurserymen and landscape contractors.¹²³ Small provided landscape design and services for several leading development firms, including Monroe and R. Bates Warren, W.C. and A. N. Miller and Cafritz Construction Co. One of Small's most important projects was the planning of the Miller development of Spring Valley in northwest Washington, D.C., (1928-1929), considered a model of a development that retained its natural setting. Small and his engineer spent more than a year on the project, which included making a contour plat in bas-relief.¹²⁴ Other Small projects included landscaping for the M & R.B. Warren development Meadowbrook (1930) in Chevy Chase, Maryland, and the landscaping for the Folger Library (1932), in Washington, D.C.

Morris Cafritz, who sought to emulate the highly successful Miller development of Spring Valley, hired Small to landscape the Greenwich Forest development. As in Spring Valley, contours of the land were retained and Small designed the sites of each dwelling to harmonize with the others. Small's role as landscape designer was an advertised feature of Greenwich Forest.

¹²² *Who's Who in the Nation's Capital, 1923-24* (Washington, D.C.: the W.W. Publishing Co., 1924), s.v. "Small, John H."

¹²³ *Boyd's Directory of the District of Columbia*, (Washington, D.C.: R.L. Polk & Co. 1927, 1932).

¹²⁴ "Spring Valley Homes Have Charm, Dignity," *Washington Post*, 3 December 1939, R8.

9. Major Bibliographical References

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See continuation sheet.

10. Geographical Data

Acreage of surveyed property ~ 30 acres
Acreage of historical setting 98 acres
Quadrangle name Washington West Quad Quadrangle scale: 1:24,000

Verbal boundary description and justification

See continuation sheet.

11. Form Prepared by

name/title	Emily Hotaling Eig, Architectural Historian (for the Greenwich Forest Community Association)		
organization	EHT Traceries, Inc.	date	June 2009
street & number	1121 5th Street, N.W.	telephone	202-393-1199
city or town	Washington	state	DC

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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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VERBAL BOUNDARY DESCRIPTION

The Greenwich Forest Historic District is located in southern Montgomery County, Maryland. The neighborhood is located in the unincorporated areas of Bethesda, Maryland, just northwest of Washington, D.C. and west of the town of Chevy Chase, Maryland. The Greenwich Forest Historic District encompasses approximately 30 acres.

The boundary begins on the north side of Wilson Lane, near the intersection of the street with Hampden Lane, and includes the two properties that are situated on both the east and west side of the street's intersection with Wilson Lane. These properties, located at 7800 and 7801 Hampden Lane, form the gateway into the neighborhood. The small, triangular-shaped piece of land, which serves as a neighborhood park and gathering place, along with the site's two entrance signs, is also included within the boundary of the historic district. The boundary runs northward along Hampden Lane, capturing properties fronting both sides of the street and extending from 7800-8100 Hampden Lane. At the intersection of Hampden Lane with Lambeth Road, the boundary runs eastward to include properties fronting both sides of the street. This stretch of Lambeth Road includes the properties located at 5510-5633 Lambeth Road. At the intersection of Lambeth and Westover Roads, the boundary runs southward to include those properties that front both sides of the street and that extend from 8000-8013 Westover Road. At the intersection of Westover Road and York Lane, the boundary runs eastward to the street's intersection with Overhill Road, including those properties that front both sides of the street and that are located at 5602-5619 York Lane. The boundary then runs along Overhill Road, forming the easternmost boundary to the historic district. This easternmost boundary includes those properties fronting both sides of the street and that extend from 7803-8003 Overhill Road. The historic district boundary also includes those properties that front both sides of Midwood Road (5602-5615 Midwood Road), a road that runs between Hampden Lane and Overhill Road.

BOUNDARY JUSTIFICATION

The boundaries of the Greenwich Forest Historic District recognize the residential development of Greenwich Forest as envisioned, planned, and designed by Morris Cafritz and his design team. The boundaries of the district encompass the majority of the 1928 plat of Huntington Section 4 and the Greenwich Forest Corporation's 1936 plat of Greenwich Forest.

The southern boundary is defined by Wilson Lane, an established thoroughfare that predates the platting of the neighborhood and which serves as a physical and visual boundary separating Greenwich Forest from the subdivisions to the south. The boundary follows the westernmost edge of the property lines of the properties fronting Hampden Lane through 8100 Hampden Lane on the northernmost edge. The northern boundary

Maryland Historical Trust

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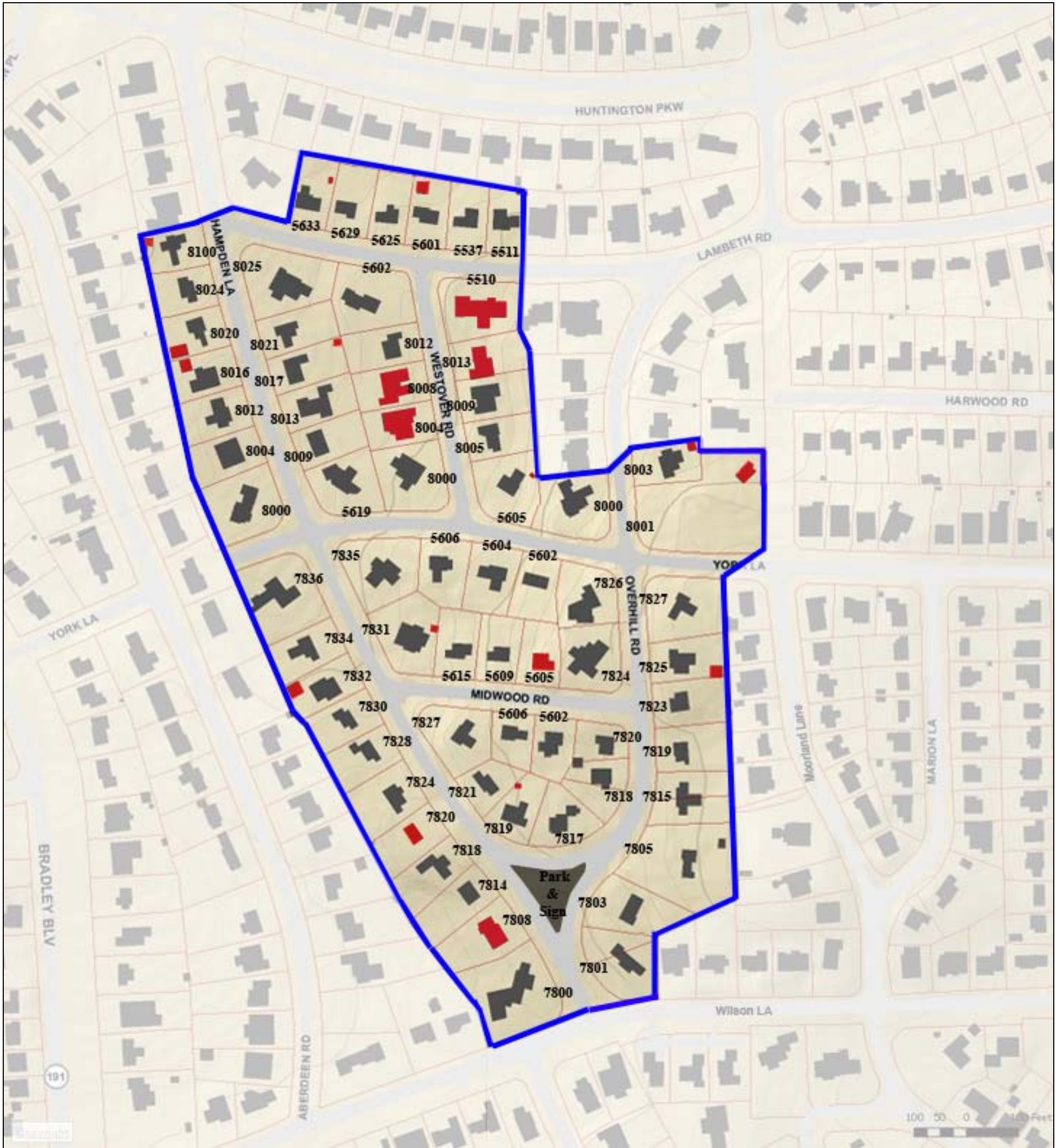
Name Greenwich Forest Historic District
Continuation Sheet

Number 10 Page 2

extends along the northernmost edge of properties fronting Lambeth Road from 5635-5511. The eastern boundary runs along the easternmost edge of the properties on the 8000 block of Westover Road and the easternmost edge of the properties along the 7800 block of Overhill Road, extending from 8003 Overhill Road on the north, to 7801 Overhill Road on the south.




Although included in the two plats that comprise Greenwich Forest, development that surrounds the historic district on the northern, northeastern, and eastern sides is residential development that post-dates Greenwich Forest and was not developed by the Cafritz Construction Company. Thus, these properties are not in keeping with the history, development, or significance of the Greenwich Forest Historic District and should be excluded from the historic district boundaries.

Two properties on the southeast corner of the district (5507 and 5509 Wilson Lane) were included in the 1928 plat of Huntington Section 4. Because these properties front Wilson Lane and are not located within the Greenwich Forest Civic Association boundaries, they have been excluded from the boundaries of the Greenwich Forest Historic District.




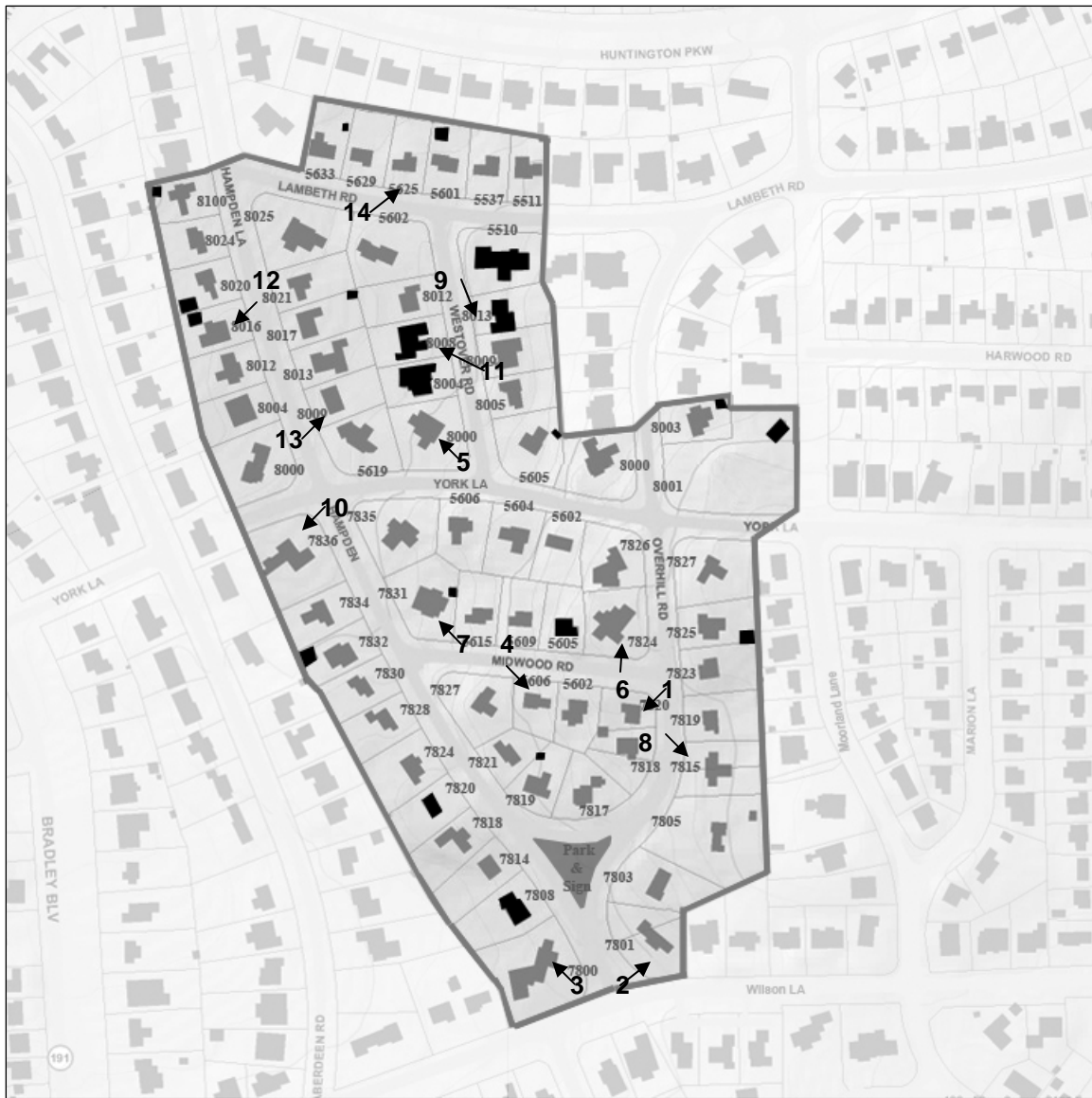
Resource Sketch Map
Greenwich Forest Historic District
 Bethesda,
 Montgomery County, Maryland

M: 35-165

 = Contributing Resource
 = Non-contributing Resource
 = Historic District Boundary




Prepared by EHT Tracerics, Inc.
 June 2009


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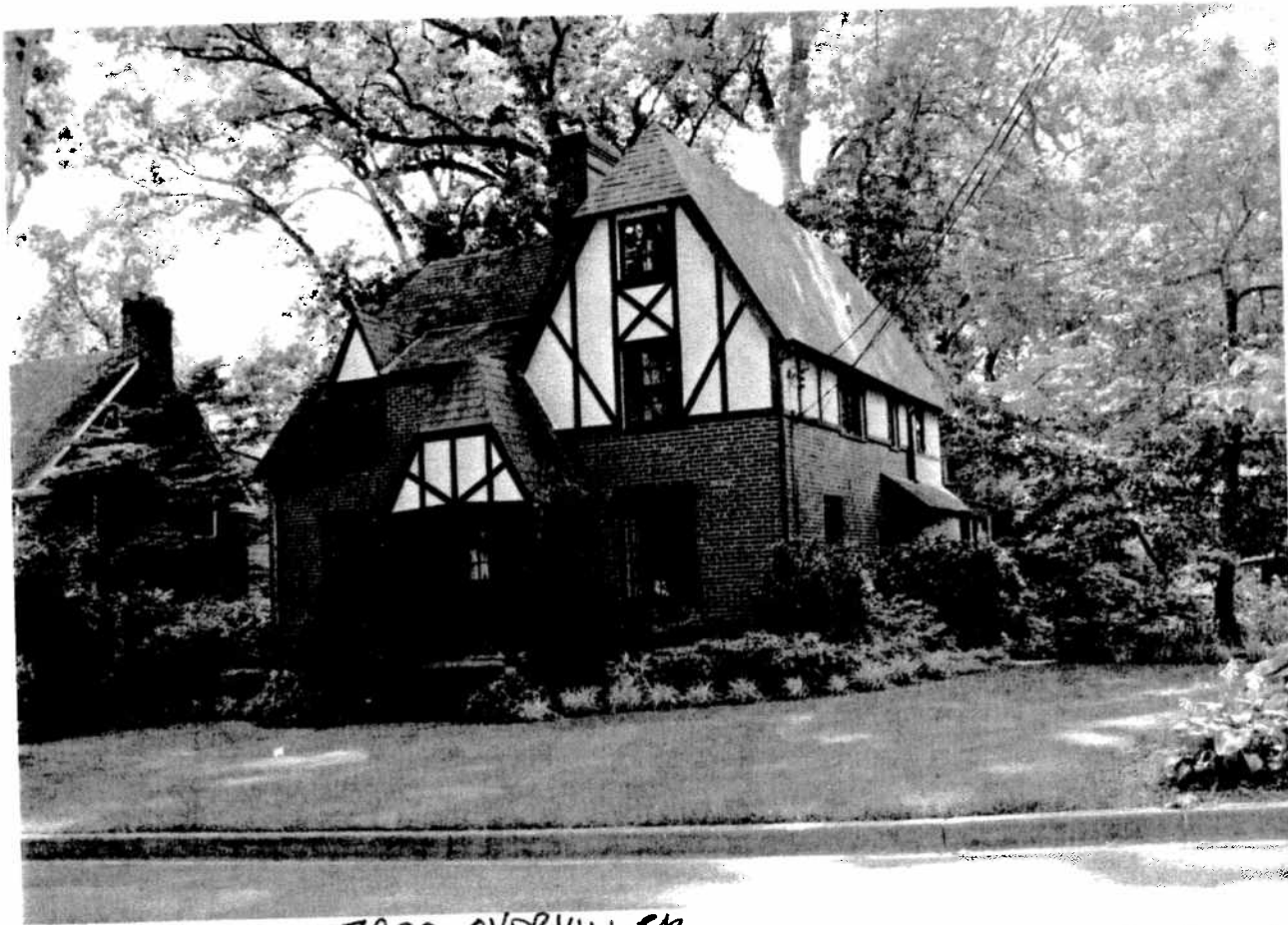
Resource Sketch Map with Photo Key
Greenwich Forest Historic District
 Bethesda,
 Montgomery County, Maryland

M: 35-165

-  = Contributing Resource
-  = Non-contributing Resource
-  = Historic District Boundary

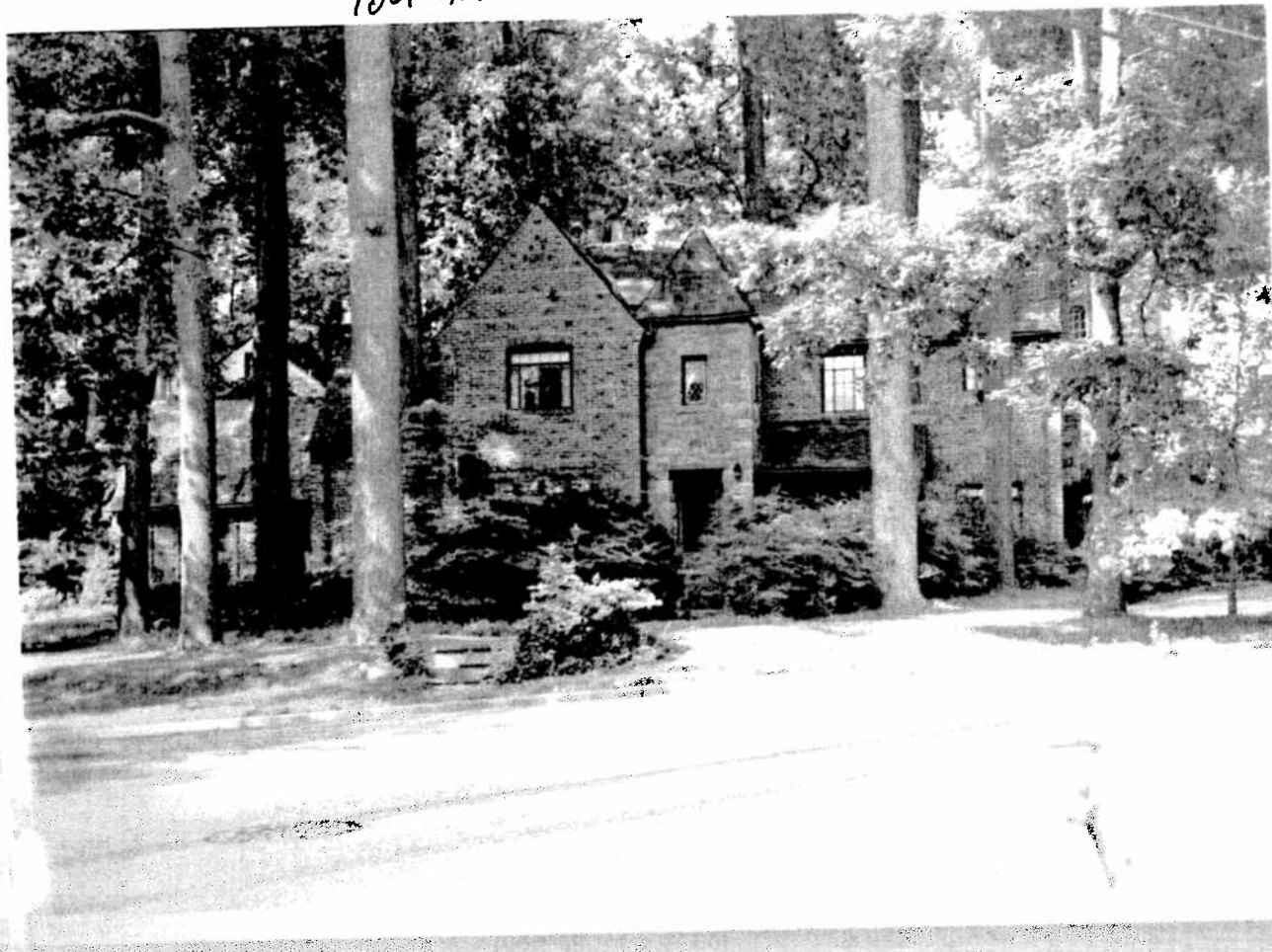


Prepared by EHT Tracerics, Inc.
 June 2009



7820 OVERHILL RD

7801 HAMPTON LN





7800 HAMPERDEN LN

51006 MIDWOOD RD





7831 HAMPPDEN RD
7819-7815 OVERTHILL RD





8000 WESTOVER RD

7824 OVERTHILL RD





8013-8009 HAMPTON LN

5033-5429 LAMBETH RD





8013 WESTOVER RD

7836 HAMPDEN LN





8008-8012 WESTOVER RD

8016-802 HAMPTON LN



GREENWICH FOREST CITIZEN'S ASSOCIATION

July 8, 2009

Ms. Clare Lise Kelly
Research and Designation Coordinator
Historic Preservation Section
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission
Office: 1109 Spring Street #801, Silver Spring
Mail: 8787 Georgia Avenue, Silver Spring, MD 20910

RE: Nomination of Greenwich Forest for Historic District

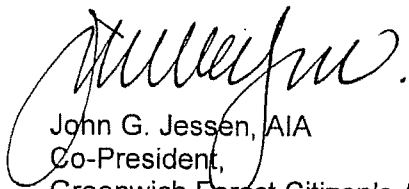
Dear Ms. Kelly,

On behalf of the Greenwich Forest Citizen's Association, we wish to nominate the historic core of Greenwich Forest to the Montgomery County *Master Plan for Historic Preservation*. The completed Maryland Inventory of Historic Properties nomination form and black-and-white photographs will be submitted to your office by EHT Tracerics.

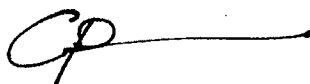
Residents of the 90 houses in Greenwich Forest are interested in preserving what we believe are the unique and significant qualities of our neighborhood. We have studied various preservation strategies over the last several years. A recent neighborhood-wide vote resulted in significant support for this nomination with over 70% of the residents within the historic core voting in favor of pursuing Historic District.

We respectfully request that you approve the designation of the Greenwich Forest in Bethesda, MD to the *Master Plan for Historic Preservation*.

Sincerely,



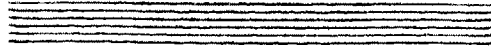
John G. Jessen, AIA
Co-President,
Greenwich Forest Citizen's Association



Christine Parker
co-President,
Greenwich Forest Citizen's Association

BETHESDA MARYLAND

EHT TRACERIES INC



1121 FIFTH STREET, NW, WASHINGTON, DC 20001-3605 TEL (202) 393-1199 FAX (202) 393-1056 E-MAIL EHT@TRACERIES.COM

July 8, 2009

Ms. Clare Lise Kelly
Research and Designation Coordinator
Historic Preservation Section
Montgomery County Department of Park & Planning
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Greenwich Forest Historic District Nomination, Bethesda, Montgomery County
M:35-165

Dear Ms. Kelly:

On behalf of the Greenwich Forest Community Association, I am submitting the nomination for the Greenwich Forest Historic District in Bethesda, Maryland for listing in the Montgomery County *Master Plan for Historic Preservation*. Enclosed please find a completed Maryland Inventory of Historic Properties form for the Greenwich Forest Historic District, with accompanying submission materials and black and white photographs.

A formal letter requesting nomination of the Greenwich Forest Community Association for listing in the Montgomery County *Master Plan for Historic Preservation* will also be submitted to you by the Greenwich Forest Community Association.

Should you have any questions on the historic district or the enclosed information, please contact me at 202.393.1199 or at emily.eig@traceries.com. If you have any difficulties reaching me, please feel free to contact Anna Stillner Chiriboga at 202.393.1199 or at anna.stillner@traceries.com, who also worked with me on the project.

We look forward to hearing from you about the next step in the process of locally designating this important Montgomery County neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Emily Eig".

Emily Eig
President, EHT Traceries, Inc.