

CAPSULE SUMMARY

M: 36-55

Watson House

9206 Watson Road, Silver Spring, Maryland

c. 1915

Private

Built circa 1915, the Watson House is one of the earliest examples of Dutch Colonial Revival architecture in North Silver Spring, and is the oldest and most high-style example in the neighborhoods of Woodside Forest and Woodside Park. The two-and-a-half-story house was constructed for one of the first female subdividers in Silver Spring, Mary Clement Watson, and her husband James Angus Watson, a prominent civil engineer and patent attorney. James Watson was personally responsible for the design of the house, which he intentionally located within a secluded rural setting isolated from the urban development of metropolitan Washington, D.C. Recognizing the impending suburbanization of Montgomery County because of its location within close proximity to the nation's capital, Mary Watson and her sons continued the effort begun by James Watson and subdivided much of the surrounding property that is now the mid-twentieth-century subdivision of Woodside Forest, one of several additions to Woodside Park. The Watson family purchased the property on which the house was erected in 1914 and sold it in 1954 after forty years of ownership. The first dwelling erected on this once-large tract of land where the Watson House now stands is the neighboring Gothic Revival-style farmhouse at 9315 Greyrock Road known as Grey Rocks, which was constructed circa 1852. Grey Rocks is significant for its association with Henry F. Condict, a prominent doctor in Montgomery County. The adjacent circa 1887 Wilbur House at 1102 Edgevale Drive was the Second Empire-style home of Eliza Stone Condict Wilbur, the daughter of Dr. Condict. The Wilbur House was also owned and occupied by members of the Watson family for over forty years. The 1947 purchase of Grey Rocks by Harold and James Watson, Jr. rejoined much of the property owned historically by Dr. Henry Condict, and brought the three prominent dwellings under the sole ownership of the Watson family. Collectively, the Watson House, the Wilbur House, and Grey Rocks create a unique visual and cultural ensemble that enables the study of vernacular and high-style domestic architecture representing three distinct architectural influences from three different periods, all of which predate the mid-twentieth-century suburbanization of Silver Spring. These three houses, each set on irregularly platted lots that do not conform to the surrounding planned subdivision, document the transformation of a mid-nineteenth-century rural landscape of an agrarian-based economy and society through to the subdivision of Woodside Park and the development of Woodside Forest in the mid-twentieth century because of the urban growth of metropolitan Washington, D.C. Further, despite the subdivision of the surrounding land and its improvement with mid-twentieth-century dwellings, the unaltered Watson House is the visual centerpiece of Woodside Forest, set within the large secluded landscape as envisioned by its designer, James A. Watson, when he purchased the property in 1914.

The house retains a high level of architectural integrity and does not appear to have been altered from its original form. This two-and-a-half-story, three-bay-wide Dutch Colonial Revival-style house is set on a five-course American-bond brick foundation. The first story of the house is covered in stucco, while the second story is covered with square-butt wooden shingles. The gambrel roof is clad with asphalt shingles. Indicative of the style, the roof has flared overhanging boxed eaves, an ogee-molded cornice with bed molding, and raked cornice in the closed gambrel ends. A three-bay-wide shed dormer is located on the southeastern slope of the roof over the façade and a four-bay-wide shed dormer is located on northwestern (rear) slope. The northwest corner of the roof is pierced by an interior brick chimney with a corbelled cap and cement pot. A half-shouldered exterior-end chimney with square hoods is located on the southern elevation. A full-width one-story porch fronts the dwelling, and a one-story porte-cochere is attached on the southwest corner of the house.

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

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

The Dutch Colonial Revival-style house at 9206 Watson Road, previously known as 1015 Dale Drive, was built circa 1915. The single dwelling sits on 1.43 acres of land in the Woodside Forest neighborhood of Silver Spring in Montgomery County, Maryland. The house is sited on a large, almost circular sloping lot. The partially wooded lot is covered with dense and mature vegetation and is encircled by a chain-link fence. The fencing on the southeastern and northeastern sides of the property sits on a three-foot-high stone retaining wall laid in irregular courses. The stone retaining wall, portions of which exist on adjacent lots, was laid circa 1915 as part of the property's landscaping plan, which includes unique varieties of Crape Myrtles (*Lagerstroemia indica*) and Southern Magnolias (*Magnolia grandiflora*). A freestanding arbor is located to the west of the house. The property is accessed by two private gated driveways, both located off Edgevale Road. Watson Road fronts the property on the southeastern side.

Constructed circa 1915, the house retains a high level of architectural integrity and has not been altered from its original form or stylistic design. This two-and-a-half-story, three-bay-wide Dutch Colonial Revival-style house is set on a five-course American-bond brick foundation. The Dutch Colonial Revival style, distinguished by a gambrel roof, is a variation of the Colonial Revival style that recalls eighteenth-century architecture. The first story of the house is clad in stucco, while the second story is covered with square-butt wooden shingles. The gambrel roof is covered with asphalt shingles. Indicative of the style, the roof has flared overhanging boxed eaves, an ogee-molded cornice with bed molding, and raked cornice in the closed gambrel ends. A three-bay-wide shed dormer is located on the southeastern slope of the roof and a four-bay-wide shed dormer is located on northwestern (rear) slope. The northwest corner of the roof is pierced by an interior brick chimney with a corbelled cap and cement pot. A half-shouldered exterior-end chimney with square hood is located on the southern elevation. A full-width one-story porch fronts the dwelling, and a one-story porte-cochere is attached on the southwest corner of the house.

The first story of the façade, the southeast elevation, is sheltered by a full-width one-story porch supported by undulating Tuscan columns. The inset wood-frame porch is set on piers with lattice between. Fenestration on the first story of the façade consists of two entry openings and a 6/1 double-hung, wood-sash window with operable louvered wood shutters. The centrally located single-leaf door, which is the primary entry into the symmetrically fenestrated dwelling, is paneled and framed by segmental fanlight and four-light/1-panel sidelights. The primary porch steps are located at the center of the southeast elevation. An opening in the eastern bay of the elevation is recessed, allowing for a secondary entry to the porch from the southwest elevation of the structure. The wooden stairs to the porch are framed by square wood newel posts and balusters. The second story has a three-bay-wide shed dormer with three 6/1 double-hung, wood-sash windows and operable louvered wood shutters. All of the openings have square-edged wood surrounds with projecting ogee-molded lintel caps and narrow wood sills. On top of the large shed dormer is a one-bay-wide shed dormer with paired one-light wood casement windows. The smaller dormer windows, symmetrically placed over the central entry, are framed by square-edged wood surrounds and sill.

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On the northeast elevation, the two one-light basement window openings have been boarded up with plywood. The first story is pierced by a single window opening in the northern bay and a paired window opening in the southern bay. Each opening has 6/1 double-hung, wood-sash windows with operable louvered wood shutters. Obscured by overgrown bushes, a pilaster is centered between the single and paired window openings. Two 6/1 double-hung, wood-sash windows with operable louvered wood shutters are asymmetrically placed on the second story. All of the openings have square-edged wood surrounds with projecting ogee-molded lintel caps and narrow wood sills. In the gambrel end, a smaller 6/1 double-hung, wood-sash window with operable louvered wood shutters is flanked by wood quarter-circle lunette windows. Framed by square-edged wood surrounds with projecting ogee-molded lintel caps, the double-hung window and the fixed lunette windows share a continuous wood sill.

The northwest rear elevation of the house features an original central projecting bay. The flared roof of the projecting bay extends from the gambrel roof covering the main block. The projecting bay is pierced on the northeast and southwest elevations by single 6/1 double-hung, wood-sash windows. The northeast elevation has a single-leaf wood door and one 6/1 double-hung, wood-sash window. A wooden wheelchair ramp, devoid of railing or balustrade, projects from the entry opening. On the main block, flanking the projecting bay, are 6/1 double-hung, wood-sash windows. The second story of the house has a four-bay-wide shed dormer with two 6/1 double-hung, wood-sash windows that flank two smaller 6/1 double-hung, wood-sash windows. All of the openings on the main block have square-edged wood surrounds with projecting ogee-molded lintel caps, narrow wood sills, and operable louvered wood shutters.

On the southwest elevation, two three-light awning wood windows appear on the basement level of the house, flanking the half-shouldered chimney of five-course American-bond brick. Fenestration on the first story consists of two 6/1 double-hung, wood-sash windows. A porte-cochere supported by undulating wood Tuscan columns is attached to the porch on the eastern bay of the side elevation. The porte-cochere is covered by a low-pitched metal hipped roof with overhanging boxed eaves and an ogee-molded cornice that matches the cornice of the main block. Two 6/1 double-hung, wood-sash windows are centered on the second story of the gambrel end, asymmetrically placed over the window openings on the first story. At the peak of the roof, two wood quarter-circle lunettes windows flank the chimney stack.

The interior of the house was not accessible at the time of the survey. However, newspaper advertisements from an attempted sale in 1953 indicate the house contained a living room (27x18), dining room (16x15), "electric kitchen" (16x12), two-and-a-half baths, four bedrooms (16x15), a fifth bedroom (18x13), den (8x11), paneled recreation room (22x15), and a billiard room (17x14).ⁱ

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Foundations, which appear to be masonry, are located to the northwest of the house. The foundations mark the location of a garage that is documented on twentieth-century maps and advertisements for the property. The Sanborn Fire Insurance maps document that a structure in this location was utilized as a garage in 1941. It is possible that the foundations predate the circa 1915 construction of the Watson House and were associated with the Gothic Revival-style farmhouse (Grey Rocks) erected circa 1852 to the northeast of the site.

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 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	1915, 1948, 1953, 1954	Architect/Builder	Unknown
Construction dates	1914-1915		

Evaluation for:

National Register Maryland Register 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

Built circa 1915, the Watson House at 9206 Watson Road is one of the earliest examples of Dutch Colonial Revival architecture in North Silver Spring, and is the oldest and most high-style example in the neighborhoods of Woodside Forest and Woodside Park. The two-and-a-half-story house was constructed for one of the first female subdividers in Silver Spring, Mary Clement Watson, and her husband James Angus Watson, a prominent civil engineer and patent attorney. James Watson was personally responsible for the design of the house, which he intentionally located within a secluded rural setting isolated from the urban development of metropolitan Washington, D.C. Recognizing the impending suburbanization of Montgomery County because of its location within close proximity to the nation's capital, Mary Watson and her sons continued the effort begun by James Watson and subdivided much of the surrounding property that is now the mid-twentieth-century subdivision of Woodside Forest, one of several additions to Woodside Park. The Watson family purchased the property on which the house was erected in 1914 and sold it in 1954 after forty years of ownership. The first dwelling erected on this once-large tract of land where the Watson House now stands is the neighboring Gothic Revival-style farmhouse at 9315 Greyrock Road known as Grey Rocks (also known as the Condict House), which was constructed circa 1852. Located on property known to have been occupied by troops under the direction of Confederate general Jubal Early during the Civil War, Grey Rocks is significant for its association with Henry F. Condict, a prominent doctor in Montgomery County. The adjacent circa 1887 Wilbur House at 1102 Edgevale Drive was the Second Empire-style home of Eliza Stone Condict Wilbur, the daughter of Dr. Condict. The Wilbur House was also owned and occupied by members of the Watson family for over forty years. The 1947 purchase of Grey Rocks by Harold and James Watson, Jr. rejoined much of the property owned in the mid- to late nineteenth century by Dr. Henry Condict, and brought the three prominent dwellings under the sole ownership of the Watson family. Collectively, the Watson House, the Wilbur House, and Grey Rocks create a unique visual and cultural ensemble that enables the study of vernacular and high-style domestic architecture representing three distinct architectural influences from three different periods, all of which

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predate the mid-twentieth-century suburbanization of Silver Spring. These three houses, each set on irregularly platted lots that do not conform to the surrounding planned subdivision, document the transformation of a mid-nineteenth-century rural landscape of an agrarian-based economy and society through to the subdivision of Woodside Park and the development of Woodside Forest in the mid-twentieth century because of the urban growth of metropolitan Washington, D.C. Further, despite the subdivision of the surrounding land and its improvement with mid-twentieth-century dwellings, the unaltered Watson House is the visual centerpiece of Woodside Forest, set within the large secluded landscape as envisioned by its designer, James A. Watson, when he purchased the property in 1914.

The Watson House at 9206 Watson Road in North Silver Spring is eligible for listing in the *Locational Atlas* and *Master Plan for Historic Preservation* because it meets the following criteria, as stated in Section 24A-3 of the *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; and
2. Architectural and design significance: The historic resource:
 - a. embodies the distinctive characteristics of a type, period, or method of construction.

Grey Rocks (MIHP M:36-34) and the Wilbur House (MIHP M:36-10) were individually designated to the *Master Plan for Historic Preservation* in 2003 for their architectural significance as well as their association with prominent citizens of Montgomery County (Condict, Wilbur, and Scull families). Because of the physical and historical association of the Watson House to Grey Rocks and the Wilbur House, these properties are collectively eligible for listing in the *Locational Atlas* and *Master Plan for Historic Preservation* as an historic district that meets the following criteria, as stated in Section 24A-3 of the *Historic Preservation Ordinance*:

1. Historical and cultural significance: The historic resources collectively:
 - d. exemplify the cultural, economic, social, political, or historic heritage of the County and its communities.

HISTORY OF THE WATSON HOUSE

The property on which the Watson House is located was acquired in 1852 by Dr. Henry Ford Condict from his father-in-law, Nathaniel P. Causin. Dr. Condict, who obtained his medical degree from

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Columbia University in 1830, was one of Washington's most prominent doctors and was recognized as a classical scholar. After receiving title to the 57 acres of property, Dr. Condict oversaw the construction of a residence soon after purchasing the property in 1852. This prominent dwelling at 9315 Greyrock Road, a vernacular interpretation of the Gothic Revival style, is now known as "Grey Rocks."

During the Civil War (1861-1865), the advancing troops of Confederate general Jubal A. Early's Corps of the Army of Northern Virginia traveled through Silver Spring as they moved south from Frederick towards the nation's capital in July 1864. Memoirs of Confederate soldiers suggest an encampment at or near the elevated site of Grey Rocks and the future site of the Watson House at 9206 Watson Road, citing "two small cavalry camps to the eastward, near the Sligo [Creek in Silver Spring], were formed apparently as a rendezvous for roving bands of cavalry in search of horses, & c., and for observation, on their extreme left..."² The troops are known to have advanced southward to Washington, D.C., and retreated along the same roadway, passing the toll house that was located southeast of Dr. Condict's property on the Colesville and Ashton Turnpike (now Colesville Road).

In 1887, Dr. Condict devised his 57-acre estate into equal parcels for his two children. Eliza Condict Wilbur received the 28.5-acre southern tract, while her brother, Casin Condict, inherited the northern 28.5 acres and his late father's vernacular Gothic Revival-style house.³

Upon gaining title to the property from her father's estate, Eliza Stone Condict Wilbur and her husband, Jeremiah B. Wilbur, had a Second Empire-style dwelling constructed circa 1887.⁴ The Wilburs owned and occupied the house at 1102 Edgevale Drive until their deaths. Charles Prettyman, the administrator of the Wilburs' estate, conveyed the property in August 1914 to James and Mary Watson for \$13,000.00. The sale included the high-style Wilbur House and the associated 28.5 acres of land.⁵

Watson Family

After purchasing the Wilbur House and land historically associated with Dr. Condict's Grey Rocks, the Watson family relocated from Washington, D.C. to Silver Spring, and soon played an integral role in the development of the neighborhoods of Woodside Park and Woodside Forest.⁶ James Angus Watson was a civil engineer and patent attorney practicing in Washington, D.C. He was born on April 30, 1859, in Staten Island, New York. He graduated from Lehigh University and later worked for the Pennsylvania Railroad as a civil engineer. In 1889, Watson married Mary Clement of Sunbury, Pennsylvania, and the couple moved to the District of Columbia. After their marriage, James Watson worked as an examiner in the United States Patent Office and studied law. He eventually became senior partner in the law firm of Watson, Colt, Morse, & Grindle, where he was a patent attorney with rulings upheld from lower courts to the Supreme Court of the United States.⁷ Watson also served as the chairman of the Silver Spring Branch of the Montgomery County Red Cross and as a member of the University Club of

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Washington, the Masonic Lodge, Psi Upsilon Fraternity, and St. Andrew's Society.⁸ James and Mary Watson had three sons: Robert Clement Watson, James Angus Watson, Jr., and Harold Frazer Watson.

Born in 1890, Robert C. Watson, like his father, was a patent attorney, specifically working with inventors seeking patents. A graduate of Lehigh University and George Washington University, Watson was Commissioner of Patent for two Eisenhower administrations (1953-1961). He received the Jefferson Medal from the New Jersey Intellectual Property Law Association in 1958 for his exceptional contributions to the field of patents, trademarks and copyrights.⁹ He also received the Charles F. Kettering Award from the Patent, Trademark and Copyright Foundation of George Washington University. In 1960, the American Patent Law Association established the Robert C. Watson Award, an annual award for the best published paper or article dealing with the economic value of patents.¹⁰ Robert Watson and his wife, Sara Latimer, eventually purchased the Wilbur House from his father. They owned and occupied the house for thirty-five years, raising their three children there.

James Angus Watson Jr., born, in 1900, attended Lehigh University before joining the United States Marine Corps. He eventually received an appointment to West Point Military Academy, from which he graduated in 1924 with a commission in the Field Artillery.¹¹ Watson began his real estate ventures with the construction of a single-family dwelling on Colesville Road, which he occupied with his wife, Mildred Murray, until it was completed and sold. By 1927, he was actively involved in the "sale, manufacture and servicing of automotive equipment..."¹² He founded Watson Automotive Equipment Company, which continued to be operated by his son following his death. During World War II, the automotive company supplied innovative parts to Ford Jeep. Other inventions recalled by local residents include "removable tank tracks" to fit over 6x6 trucks. Family members recall equipment with military applications being tested to the front of the Watson House for members of Congress.

Harold Fraser Watson was born in 1904 and graduated from the Virginia Military Institute in 1925 and Harvard Law School in 1928. After practicing patent law in New York City for several years, Harold Watson returned to Maryland and became associated with the firm of Watson, Colt, Morse, & Grindle, where his father had been a senior partner and Robert Watson worked.¹³

Despite purchasing the Second Empire-style Wilbur House and its associated 28.5 acres in 1914, the Watson family does not appear in city directories of Silver Spring until 1917, when the family is noted as living in Sligo (now Silver Spring) on Colesville Pike.¹⁴ Colesville Pike was the nearest public road to the Wilbur House during this period. Prior to relocating to Montgomery County, the Watson family lived in Washington, D.C., in the urban Mount Pleasant neighborhood. The 1915 tax assessment for James Watson, Sr. indicates he owned one dwelling valued at \$3,000 on 27.236 acres of land called "Walnut Grove," which is the tax assessment for the Wilbur House.¹⁵ The family referred to the property as "the farm."¹⁶ Watson family oral history contends Mary Watson did not care for the Wilbur House

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and preferred to remain in Washington, D.C. until a new house more to her liking was constructed.¹⁷ Members of the Watsons' extended family, including the widowed mother of James A. Watson, his widowed sister, and brother, resided in the Wilbur House during this period.¹⁸

By 1918, the 28-acre tract in Montgomery County contained two dwellings: one valued at \$2,688 and the other at \$4,725.¹⁹ Based on previous assessments, the circa 1887 Wilbur House is believed to have been assessed at the lower of the two values. The assessment for \$4,725 documents the construction of the dwelling known as the Watson House sometime between 1915 and 1918.²⁰ Oral histories from the Watson family document that construction of the building began immediately upon their purchase of the property in 1914.²¹ Census records and city directories confirm that the Watson House was constructed during this three-year period and that the house was occupied by James and Mary Watson and their sons.²² The property was then designated as 1015 Dale Drive. The Watson House was located in what would become "Section Seven, Woodside Park," a subdivision addition first platted by James and Mary Watson in June 1928. The high-style house, illustrative of the Dutch Colonial Revival style, was designed personally by James A. Watson, who wished to escape the "noise and confusion resulting from vehicular traffic" of urban Washington, D.C. and intended to move "so far out that heavy traffic would never reach him."²³

The tax assessment for 1918 also charged the Watsons for "other buildings" on the property that were valued at \$1,200, which were most likely a garage and possibly a well.²⁴ Additionally, Watson owned \$40 worth of cattle and motor vehicles that were valued at \$1,192.²⁵ In 1924, the tax records noted surveying errors and readjusted the acreage of the parcel to 27.58. The two dwellings were valued at \$2,900 and \$4,000. Household furniture was valued at \$1,000, while the value of the motor vehicles decreased to \$700.²⁶

James Watson sold the Second Empire-style Wilbur House along with one acre of land to his son, Robert C. Watson, in 1927.²⁷ In 1929, the younger Watson was assessed for 1.174 acres of land valued at \$1,410, and the Wilbur House, valued at \$3,000.²⁸ Together with his wife, Sally Keys, he owned and occupied the Wilbur House until 1957, ending more than forty years of ownership by the Watson family when he sold the property.²⁹

The 1920 U.S. Federal Census lists James, Mary, James Jr., and Harold Watson living in District 13 of Wheaton (Silver Spring), in Montgomery County.³⁰ The city directories for 1927-1928 and 1930-1931 show the Watson family living on Colesville Pike in North Silver Spring. James A. and Mary C. Watson are listed as owning a house; Harold F. Watson is listed as a student, leasing a house; and Robert C. and his wife, Sara Watson, are listed as living in their own home.³¹ The 1930 census shows the widowed Mary C. Watson living on Woodside Parkway in the Watson House and her son Robert and his family living next door in the Wilbur House. No street numbers are given in the census for the

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area during this period; however, both houses were listed as located on Woodside Parkway.³² The 1930 census also shows Harold F. Watson and his family living in Queens, New York. James A. Watson, Jr. could not be located in the 1930 census.³³

In 1929, the Watson House, then owned and occupied by James and Mary Watson, sat on a parcel of 21.159 acres. The dwelling was valued at \$4,000 and the lot is described as having 16.289-tillable acres and 4.87-wooded acres.³⁴ Tax records do not appear again until 1940, when they show James A. Watson's address listed as 1015 Dale Drive, a previous address of the Watson House.³⁵ From 1940 to 1945, the Dutch Colonial Revival-style dwelling was valued at \$4,000 and the "other buildings" on the site were valued at \$200.³⁶

Despite her husband's death in November 1929, Mary Watson continued to plat the real estate owned jointly by the couple, becoming one of the first female subdividers in Silver Spring. In 1940, Mary Watson together with Jacob S. and Annie Gruver (owners of adjoining property) filed "Watson's Addition to Woodside Park." This subdivision, which consisted of approximately two acres of land, was adjacent to the 28.5-acre parcel purchased by the Watsons in 1914. In 1941, Watson again subdivided a portion of her land along Dale Drive near Clement Road.³⁷ The tax assessment docket shows the size of the parcel steadily decreasing from 16.289 acres to 13.002 acres as the widowed Mary Watson and her sons slowly began to develop the land around their homes. When Mary Watson died on April 13, 1945, she bequeathed her real estate holdings to her three sons.³⁸ Accordingly, as documented by a May 1949 deed, Harold and Sarah Watson moved into the Watson House, which was then listed as 1015 Dale Drive (now 9206 Watson Road).³⁹

In April 1948, taking advantage of burgeoning development in the area, the Watson brothers subdivided Section Seven of Woodside Park and established Watson Road and Alton Parkway.⁴⁰ As part of their real estate ventures, James A. Watson, Jr., his brother Harold, and their wives purchased the Gothic Revival-style Grey Rocks (Condict House) and 12.597 acres for \$45,388 in 1947.⁴¹ This purchased rejoined much of the property owned in the mid- to late nineteenth century by Dr. Henry Condict, and brought the three prominent dwellings known as Grey Rocks, the Wilbur House, and the Watson House under the sole ownership of the Watson family. The Watsons ultimately subdivided the property associated with Grey Rocks, selling the lots for the future development of Woodside Forest in the 1950s and 1960s. Grey Rocks, set on a small 0.74-acre lot, was sold in August 1949.⁴²

Robert Watson and his wife, Sara Latimer Watson, sold their interest in the property at 9206 Watson Road, which included the Watson House, to James A. Watson, Jr. and Harold F. Watson in 1948.⁴³ In May 1949, James Watson, Jr. and his wife sold their interest in the 5.4135 acres of land and the Watson House to Harold Watson and his wife.⁴⁴ Having obtained sole ownership of the property, Harold Watson created three lots known as "Block E and Block F of Woodside Park, Section Seven" in 1953.⁴⁵

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These lots encircled the property of the Watson House at 9206 Watson Road, establishing the boundaries and acreage for the parcel that remain to this day. Today, the Watson House is located on the largest lot in Woodside Forest.

In March 1953, advertisements appeared in *The Washington Post* for the sale of the property at 1015 Dale Drive. The "Beautiful Estate" where the Watson House stood was listed for \$39,500 with Shannon and Luchs Realtors. The March 1 advertisement stated the house was:

...particularly suited for those who desire seclusion and in-town convenience. Over 1 and 1/3 acres of extensively landscaped ground. This very spacious home has recently been beautifully decorated and modernized throughout.

The advertisement also listed the size of the rooms: living room (27x18), dining room (16x15), "electric kitchen" (16x12), two and a half baths, four bedrooms (16x15), a fifth bedroom (18x13), den (8x11), paneled recreation room (22x15), and a billiard room (17x14).⁴⁶ The advertisement mentioned a large garage that appears on the 1927 Sanborn map and the 1941 Klinge Atlas; there are presently no extant secondary structures on the property.⁴⁷ Another advertisement appeared later in the month on March 29. It described the property as:

A handsome estate for those who like seclusion yet in town conveniences (walking distance to heart of Silver Spring). Over an acre of beautifully landscaped grounds. Big modern 5-bedroom home with very large rooms. 1st floor powder room, ultra modern kitchen, two full baths. Panelled [*sic*] club room; billiard room; new oil h.-w. heat; 2-car garage. You must see the home and its perfect setting.⁴⁸

In November 1954, Harold and Sarah Watson sold the Watson House to Lawrence H. and Cora M. Norton.⁴⁹ The couple owned the property for almost two years. Lawrence Norton was killed in an accident in July 1955 when the airplane he was on crashed while landing at Chicago's Midway Airport.⁵⁰ His widow sold the property to Vincent V. and Mary E. Checchi in February 1956.⁵¹ The Checchis lived in the Dutch Colonial Revival-style dwelling until their deaths in 2005. The property was devised to their heirs and the house is currently unoccupied.

HISTORICAL BACKGROUND OF SUBDIVISIONS

The Watson House at 9206 Watson Road was built on 1.43 acres of land in the 1948 subdivision known as "Section Seven, Woodside Park," which is now a part of the Woodside Forest neighborhood in North Silver Spring, Maryland. Silver Spring developed in the late nineteenth century as a commuter suburb of Washington, D.C. This portion of Silver Spring, originally known as Sligo, was part of a 2,112-acre

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tract of land, known as "Labryinth," granted to William Beall, James Beall, and James Edmonston in 1732. In the late 1800s, this area of Montgomery County was primarily farmland, with a small development located near the intersection of Georgia Avenue and the Colesville and Ashton Turnpike (now Colesville Road). A toll house, which began collecting tolls in the late nineteenth century, was situated at the intersection of Colesville Turnpike and what is now Dale Drive. Located less than half a mile from the Watson House, the toll house operated until 1913 when the Maryland State Roads Commission purchased the turnpike from the District line to Ashton from the Union Turnpike Company. As early as 1898, Silver Spring was also connected to Washington, D.C. by the electric streetcar line, which further opened the town to growth and development. In 1918, Silver Spring was described as being located "on the electric line from Washington, near Fenwick, which is on the Metropolitan Branch Baltimore and Ohio Railroad, 8.4 miles from Washington, in Montgomery County."⁵²

As Robert E. Oshel points out in *Home Sites of Distinction: The History of Woodside Park*, subdividers, home builders, and community builders recognized that the popularization of the automobile could quickly transform Silver Spring, particularly those areas not readily accessible by railroad or streetcar lines. The automobile allowed prospective homeowners in North and West Silver Spring to live some distance from the major modes of transportation. Accordingly, a number of automobile suburbs were platted around Silver Spring in the first two decades of the twentieth century with great success. Oshel states that 23,000 acres of Montgomery County farmland was converted to suburban development between 1912 and 1932, among these were the six sections of Woodside Park and what was to become a portion of Woodside Forest.⁵³ It was during this period of advancing modern transportation and suburban development in Montgomery County that the Watson House was constructed in Section Seven, Woodside Park, now part of the subdivision of Woodside Forest. The Watson family was instrumental in the subdivision of this area.

Development of Woodside Park

The principal part of Woodside Park was created by the 1923 subdivision of the 182-acre Alton Farm. Since 1882, this land had belonged to Crosby Noyes, owner of the *Evening Star* Newspaper Company. The Noyes family sold the land to the Woodside Development Corporation by deed of trust in 1922 for development into a "high grade community of individual homes."⁵⁴ Exemplary of most 1920-1930s suburban developments, Woodside Park presents illustrations of the most popular architectural styles of the period, including the Colonial Revival, Tudor Revival, and Spanish Colonial Revival, within a park-like setting created by the rolling topography. Woodside Park, an automobile suburb, was the fourth attempt at the subdivision in this area. The first was Selina Wilson's 1887 subdivision of the area surrounded by the Brookeville Turnpike (now Georgia Avenue), the Colesville Turnpike (now Colesville Road), and Spring Street. Most of the area covered by these seven lots was eventually replatted as Griffith's Addition to Woodside Park, ultimately becoming non-residential in the 1960s. The

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second subdivision came in 1891 when William L.F. King filed a plan for a subdivision on a trapezoidal piece of land purchased from the estate of John C. Wilson, Selina Wilson's husband. The proposed subdivision had only one street, C Street, which was directly across the Georgia Avenue from what is now Noyes Drive. The third subdivision was platted on April 2, 1896 by Henry King, Jr. as "Kingsville." This subdivision was immediately north of William L.F. King's subdivision and had also originally been a part of the Wilson Farm. Kingsville was abandoned as a subdivision in 1899 when Crosby S. Noyes bought it. In 1900, Noyes bought the lots on the south side of C Street in William L.F. King's subdivision from their owner; he bought the Thompson property on the other side of the street in 1901. These areas were also abandoned as a subdivision and added to Alton Farm, as was another small plot facing Spring Street that he purchased in 1901.⁵⁵ One of the reasons for the failure of these first three subdivisions was their distance from the railroad and streetcar lines that were major factors in the late-nineteenth-century and early-twentieth-century growth of Silver Spring.

Additions to the suburb of Woodside Park began in the late 1920s and 1930s, with the first located along Dale Drive. Extending westward from Colesville Road to Georgia Avenue, the majority of the property on the north side of Dale Drive was held by Jacob S. and Annie Gruver, two landowners who also possessed lots to the south of Dale Drive. The Gruvers owned the land immediately north of the Woodside Park lots on the north side of Dale Drive from Crosby Road west toward Georgia Avenue. The property to the east of what is today 1227 Dale Drive, extending to Colesville Road, was purchased from the Noyes family in 1923 by James A. Watson, who had bought additional lands in this area in 1914.⁵⁶ In September 1928, also becoming involved in the subdivision of land, Mary C. Watson purchased two lots in the Block A of Seven Oaks, which fronted the east side of Colesville Road.⁵⁷

The first development was "Section Seven, Woodside Park," platted in June 1928 by James A. and Mary C. Watson, the original owners of the Watson House at 9206 Watson Road. The subdivision was intentionally platted to be part of the developing Woodside Park. Like the subdivisions created prior to the Woodside Development Corporation's platting of Woodside Park, Section Seven remained unsold with no development taking place until the subdivision was enlarged by the widowed Mary Watson in 1948 and re-subdivided in 1953 by her son, Harold Watson.

Robert C. Watson, the eldest son of James A. Watson, recounted the accomplishments of his father, including his real estate ventures:

Having built three homes, Father must be credited with having imagination and creative ability, as indeed he had. He was an inventor and patentee of devices useful in the automotive field. He was a farmer, planting and harvesting corn, potatoes and garden produce, even raising pigs for a short period. An able planner in real estate development, he dedicated, after negotiation, a portion of his farm as a public road when the adjacent

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farm [Wilbur House property] was being subdivided, so as to benefit his remaining property, and in many other ways displayed excellent judgment, becoming a bank director and making personal investments of a highly satisfying nature.⁵⁸

Development of Woodside Forest

An experienced Washington builder, Jacob S. Gruver subdivided his landholdings along Dale Drive as "Woodside Forest Section One" in January 1936. Gruver worked with the Woodside Development Corporation to join the roads and lots between their two respective subdivisions. In July 1937, now joined by his son, Fulton R. Gruver, Jacob Gruver platted "Woodside Forest Section Two." The two sections of Woodside Forest were only the beginning of their efforts to develop the area north of Woodside Park. By the late 1950s, the Gruvers had developed the entire Woodside Forest neighborhood north of Dale Drive with the construction of about 350 single-family dwellings. Robert E. Oshel accurately notes that "the Gruvers' practice of building most of the houses in their development is in sharp contrast to the practice of the Woodside Development Corporation which mostly sold lots and built very few houses itself."⁵⁹ The Gruvers were operative builders, a type of developer who built the houses in subdivisions they had platted and improved. In contrast, Woodside Development Corporation and the Watsons functioned as a subdivider, acquiring and surveying the land, developing a plan, laying out the buildings lots, and improving the overall site. The vacant lots were then sold to home builders, who would purchase several adjacent lots and construct single-family dwellings for immediate resale, or more commonly in Woodside Park, prospective homeowners would purchase the vacant lots and contract an architect to design their houses.

Advertisements for Gruvers' neighborhood noted that Woodside Forest was "densely forested with stately oak, elm and maple trees of advanced age." The neighborhood, which ultimately subsumed the Watsons' Section Seven of Woodside Park, where the Watson House had been erected, was conveniently located between Colesville Pike and Georgia Avenue and was "served by regular bus transportation." In 1936, the *Washington Post* declared that Woodside Forest was "characterized by a rural remoteness" and described it as being "adjacent to every urban convenience." *The Post* also highlighted the short distance to new schools, parks, and shopping centers.⁶⁰ The single-family dwellings constructed by Gruver in the 1930s were typically Colonial Revival in style, offering modern conveniences such as screened living porches, air-conditioned heat, and built-in garages. The Dutch Colonial Revival style of the Watson House, albeit erected a decade earlier and more ornately illustrated, was in keeping with that of the 1930s Colonial Revival-style houses in Woodside Forest.

Taking advantage of the Gruvers' success in Woodside Forest, the Watson family platted "Watson's Addition to Woodside Park" in July 1940. The twelve-acre addition, on the east side of Clement Road flanking Clement Place on the north side of Dale Drive, was enlarged in December 1940 with the

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platting of three additional lots on Dale Drive. Unlike the Watson's initial attempt with the platting of Section Seven, Woodside Park in 1928, lots in Watson's Addition sold immediately and were improved within months by the construction of freestanding single-family dwellings, two of which date from the fall of 1940. Harold Watson, having obtained full ownership of the remaining acreage purchased by his parents in the 1910s and 1920s, subdivided three lots as Block E and Block F of Woodside Park, Section Seven in 1953, following the subdivision model established a decade earlier by his mother, Mary C. Watson.⁶¹ One of the two new lots to the north/northwest of the Watson House in Block F was improved in 1953 by the construction of a one-story single-family dwelling. A brick single-family dwelling standing one story in height was erected on the single lot created in Block E in 1961 to the east of the Watson House.

Despite the subdivision and development of Section Seven of Woodside Park and Watson's Addition to Woodside Park as part of Woodside Forest, the three adjacent parcels improved by Grey Rocks, the Wilbur House, and the Watson House continue to represent the ownership of this tract of land by Dr. Henry F. Condict in the mid-nineteenth century, his daughter Eliza Stone Condict Wilbur in the late nineteenth century, and the Watson family in the twentieth century. Subdivision of the property initially began upon the death of Dr. Condict in 1887 as stipulated in his Last Will and Testament, and was continued in the first half of the twentieth century by subsequent owners, James A. and Mary C. Watson and their sons. Although the tradition of subdividing resulted in the establishment of the cohesive mid-twentieth-century subdivision known today as Woodside Forest, the tracts improved by the vernacular Gothic Revival-style Grey Rocks, the Second Empire-style Wilbur House, and the Dutch Colonial Revival-style Watson House are the largest lots in the neighborhood, collectively creating a picturesque enclave of domestic architecture representing three distinct architectural influences from the mid-nineteenth century to the early twentieth century, prior to the additions of Woodside Park and the development of Woodside Forest.

ARCHITECTURAL STYLE: DUTCH COLONIAL REVIVAL

The Watson House is an excellent and rare example of high-style Dutch Colonial Revival architecture in Woodside Forest. The style, distinguished by a gambrel roof, is a variation of the Colonial Revival style that recalls eighteenth-century architecture. Following the Centennial celebrations of 1876 in Philadelphia, the Colonial Revival style emerged as a fashionable architectural style, fulfilling the nostalgia of the romanticized Enlightenment values and the achievements of the era of the founding of the republic.⁶² The style, which borrowed heavily from early American architecture, "quickly became the height of fashionable taste as the American public came to embrace rather than deny its national past. The Colonial Revival style thereafter enjoyed ongoing appeal, becoming a mainstay of housing design in America from its origins in about 1880 through the post-World War II era..."⁶³ In the early phase, the Colonial Revival style remained the exclusive domain of fashionable architectural firms and

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was favored for large residences of wealthy clients. Designs incorporated characteristic features of Colonial buildings, including Palladian windows, gambrel roofs, pedimented porticoes, columns, and Classical detailing such as swags and urns, and crisp white trim. This new building style was larger, however, than historic counterparts, with details also enlarged and plans laid out on a grandiose scale. With the twentieth century came a related interest in a variety of period styles, particularly the Colonial Revival style and the Dutch Colonial Revival style.

Virginia and Lee McAlester, in *A Field Guide to American Houses*, report that about “ten percent of Colonial Revival houses have gambrel roofs” like that of the Watson House.⁶⁴ Commonly referred to as the Dutch Colonial Revival, this variation to the Colonial Revival style rarely includes examples that closely followed the Dutch precedent. “From about 1895 to 1915, the most common form has a front-facing gambrel roof,” while side gambrels such as the Watson House with its long shed dormers, became “the predominant form in the 1920s and ‘30s.”⁶⁵ Most examples of gambrel-roof structures are one story in height with steeply pitched roofs that contain a full second story of living space illuminated by either separate dormers or a continuous shed dormer. The main entry surrounds, as illustrated at the Watson House, are commonly fashioned after Georgian- and Adam-style entrances, albeit less ornate with shallower moldings. The Watson House is also representative of the “second-story overhang subtype” as defined by Virginia and Lee McAlester.⁶⁶ This variation, popular from the 1930s to the 1950s, has a slightly overhanging second story or jetty, a feature of early Colonial houses constructed throughout the 1600s. Typically, the first story was masonry or masonry-veneered, with wood cladding on the upper story. Accordingly, the first story of the circa 1915 Watson House is covered in stucco, and the second story is clad in square-butt wood shingles.

The Watson House is a premier representation of the style, replete with the indicative gambrel roof, shed-roof dormers, overhanging second story, and a variety of exterior cladding materials. Further, the dwelling exhibits architectural elements traditionally associated with the Colonial Revival style of the early twentieth century, such as boxed eaves, ogee-molded cornice with bed molding, raked cornice in the closed gambrel ends, corbelled brick chimneys, one-story porte-cochere, a full-width one-story porch supported by undulating Tuscan columns, and 6/1 double-hung, wood-sash windows with operable louvered wood shutters. The primary entry into the symmetrically fenestrated dwelling is framed by a segmental fanlight and four-light/1-panel sidelights.

The Watson House is the earliest and finest example of the Dutch Colonial Revival style in Woodside Forest and Woodside Park. There are only two other examples of the Dutch Colonial Revival style in Woodside Forest. Located at 1103 and 1105 Dale Drive, the houses were constructed circa 1965 and are smaller, modest examples of the style constructed well after the popularity of the style had subsided.

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There are many Dutch Colonial Revival-style houses in Woodside Park dating from the mid-1920s through the 1960s. The modest suburban examples represent two prevalent variants of Dutch Colonial Revival architecture, each identified by the gambrel roof. Dating from the mid-1920s is a two-and-a-half-story wood-frame house with a side gambrel roof. The earliest of these houses were constructed circa 1924, when the Dutch Colonial Revival style was reaching incredible popularity across America. Typical of the Colonial Revival, these houses have a rectangular form, but reflect the Dutch Colonial Revival style with a gambrel roof and full-width shed dormers. In order to conserve on costs, the houses are framed on the interior as gable roofs, but with gambrel-style detailing on the exterior.⁶⁷ Despite the use of the gambrel roof that is indicative of the Dutch Colonial Revival style, several of these houses are ornamented with elements of various eclectic styles, such as Colonial Revival, Tudor Revival, and Craftsman styles. The other variant is a two-story, brick veneer house with low-pitched side gambrel roof, typically with flared eaves and three dormers (both shed and gable), constructed in the early 1930s. Transitional in design, they reflect the growing popularity and influence of Cape Cod houses.⁶⁸ The Watson House predates the construction of other gambrel-form dwellings and Dutch Colonial Revival houses in the neighborhood and remains the best example of high-style Dutch Colonial Revival architecture in Woodside Forest and Woodside Park.

INTEGRITY

Although the immediate surroundings and Woodside Forest neighborhood have changed, the Watson House has retained its integrity of location, setting, and feeling. Property owner James A. Watson intentionally sited the house within a secluded rural landscape of 28 acres, and despite the size of the lot framed the house on either side with nineteenth-century dwellings. The lot size was gradually reduced by a series of subdivisions that resulted in the suburban neighborhood known as Woodside Forest, which developed in the 1930s through the 1960s around the property. The subdivision was done by the Watson family during their ownership of the property at 9206 Watson Road.

Set on an almost circular sloping lot of 1.43 acres, the partially wooded lot is covered with dense and mature vegetation. Grey Rocks and the Wilbur House continue to frame the Watson House, documenting the property's ownership, improvement, and subdivision from the mid-nineteenth century through to the mid-twentieth century, prior to its planned suburban development.

The Dutch Colonial Revival-style Watson House has retained a high level of integrity over time in relation to design, materials, and workmanship. The Watson House has not been altered from its original form. Although not the work of a master architect or builder, the house is a high-style example of the Dutch Colonial Revival style, illustrating numerous architectural elements indicative of the architectural expression. The house is the oldest and most high-style representative of the Dutch Colonial Revival style in Woodside Forest and Woodside Park. The structure retains its original

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detailing, both in form and applied elements, including windows and doors, porch and porte-cochere supports, chimneys, and exterior cladding.

The Watson House was originally built as a single-family dwelling for the Watson family, who occupied the house for over thirty-five years. It was designed by James A. Watson. The Watsons sold the property in 1954 and the house has been vacant since the death of the last owners in 2005. As a result, the Watson House has lost its association with the Watson family, but retains sufficient integrity of association as a single-family dwelling dating from the early twentieth century.

¹ "Beautiful Estate, Close-In Silver Spring," *The Washington Post*, 1 March 1953.

² Letter from J.H. Oberteuffer, Jr. and E. Hergesheimer to Major General J.G. Barnard, Headquarters Chief Engineer of Defenses, Washington, dated July 21, 1864, *Official Records of the Union and Confederate Armies in the War of Rebellion*, vol. 37, parts 1 and 2, Chapter XLIX, p. 415.

³ Clare Lise Cavicchi, Condict House, MIHP form M: 36-34, April 1998.

⁴ Clare Lise Cavicchi, Wilbur House, MIHP form M: 36-10, April 1998.

⁵ Montgomery County Circuit Court (Land Records), 246:77.

⁶ The 1900 U.S. Federal Census indicates that the Watson family lived at 1454 Howard Avenue in Washington, D.C. In 1910 the family lived at 3001 16th Street in Washington, D.C. By 1920, the family was recorded as living in Election District 13 of Montgomery County.

⁷ Watson-Fraser Family History, "James A. Watson," Prepared by Robert Clement Watson, 1971, document in possession of Charles Watson, 39.

⁸ "James A. Watson, Engineer, Expires," *The Washington Post*, 14 November 1929, p. 5.

⁹ "Jefferson Medalists," Franklin Pierce law Center, http://ipmall.info/hosted_resources/jefferson_medalists.asp

¹⁰ Watson-Fraser Family History, "Robert Clement Watson," Prepared by Robert Clement Watson, 1973, document in possession of Charles Watson, 13.

¹¹ Watson-Fraser Family History, "James Angus Watson, Jr.," Compiled by Robert Clement Watson, 1974, document in possession of Charles Watson, 1.

¹² Watson-Fraser Family History, "James Angus Watson, Jr.," Compiled by Robert Clement Watson, 1974, document in possession of Charles Watson, 2.

¹³ Watson-Fraser Family History, "Harold Fraser Watson," Compiled by Robert Clement Watson, 1974, document in possession of Charles Watson, 1-2.

¹⁴ *Nelson's Washington Suburban Directory*, 1917, p. 212.

¹⁵ *Assessment Record*, 1910-1918, Election District 13, Montgomery County, Department of Assessment and Taxation.

¹⁶ Watson-Fraser Family History, "James Angus Watson," Prepared by Robert Clement Watson, 1971, document in possession of Charles Watson, 38.

¹⁷ Telephone interview, Olive Watson Cobb, granddaughter of James A. and Mary C. Watson, to Loetta Vann, 31 January 2008.

¹⁸ Watson-Fraser Family History, "James Angus Watson," Prepared by Robert Clement Watson, 1971, document in possession of Charles Watson, 38.

¹⁹ *Assessment Book*, 1918-1922, District No. 13, Montgomery County, Department of Assessment and Taxation.

²⁰ *Assessment Book*, 1908-1910, Thirteenth Election District; *Assessment Book*, 1910-1918, Thirteenth Election District;

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Assessment Book, 1918-1922, District No. 13; all available at Maryland State Archives.

²¹ Watson-Fraser Family History, "James Angus Watson," Prepared by Robert Clement Watson, 1971, document in possession of Charles Watson, 38.

²² *Nelson's Washington Suburban Directory*, 1918, p. 204.

²³ Watson-Fraser Family History, "James Angus Watson," Prepared by Robert Clement Watson, 1971, document in possession of Charles Watson, 38; Watson-Fraser Family History, "Robert Clement Watson," Prepared by Robert Clement Watson, 1973, document in possession of Charles Watson, 4.

²⁴ The 1927 Sanborn map shows that both the Wilbur House and the Watson House both had garages.

²⁵ *Assessment Book*, 1918-1922, District No. 13, Montgomery County, Department of Assessment and Taxation.

²⁶ *Assessment Docket*, 1923-1927, N-Z, Thirteenth Election District, Montgomery County, Department of Assessment and Taxation.

²⁷ Montgomery County Circuit Court (Land Records), 424:176. This one-acre parcel of land is clearly delineated on several historic maps. See Klinge, *Atlas of Montgomery County*, 1931 and 1941.

²⁸ *Assessment Docket*, 1928-1939, M-Z, Thirteenth Election District, Montgomery County, Department of Assessment and Taxation.

²⁹ Montgomery County Circuit Court (Land Records), 2322:236.

³⁰ Robert C. Watson was not located in the 1920 census.

³¹ *Polk's Washington Suburban Directory*, 1927-1928, p. 520 and *Polk's Washington Suburban Directory*, 1930-1931, p. 381-382.

³² An earlier city directory notes that Woodside Parkway and Dale Drive ran from Brookville Pike to Colesville Pike; *Polk's Washington Suburban Directory*, 1927-1928, p. 427.

³³ The 1930 census is the last time that individuals were enumerated. City directories from Silver Spring skip from 1931 to 1960.

³⁴ *Assessment Docket*, 1928-1939, M-Z, Thirteenth Election District, Montgomery County, Department of Assessment and Taxation.

³⁵ Even though James Watson, Sr. passed away in 1929, he remained listed in the records, rather than his wife, Mary Watson. At some point, the address listed in the tax assessments was crossed out and replaced with "303-Hill Bldg." in Washington, D.C.

³⁶ *Assessment Docket*, 1940-1944, S-Z, Thirteenth Election District, Montgomery County, Department of Assessment and Taxation.

³⁷ Robert E. Oshel, "Sections Seven and Eight, Woodside Park," *Home Sites of Distinction: The History of Woodside Park*, 1998, <http://users.starpower.net/oshel/history.html>.

³⁸ Montgomery County Register of Wills, OWR 6:433. Mary and James Watson are buried in Rock Creek Cemetery in Washington, D.C.

³⁹ Montgomery County Circuit Court (Land Records), 1253:590. Other information confirms that Harold and Sarah lived at 1015 Dale Drive. The obituary of C. Boyd Keys, the brother of Sarah Watson, dated October 12, 1952, notes that he lived on the property on Dale Drive. Obituaries of both her parents from August 1953 also confirms that Harold and Sarah Watson lived at 1015 Dale Drive. Additionally, *The Post* reported that Harold Watson's home at 1015 Dale Drive was burglarized in 1953. A 15-year-old boy stole a \$1,000 platinum ring, a 32-caliber pistol, a 28-gauge shotgun, and other jewelry from the Watson family. "In Memoriam," *The Washington Post*, 12 October 1952; "Mrs. Sarah Keys, Lived Here 50 Years," *The Washington Post*, 18 August 1953; "Enos C. Keys Dies; Founded Coal Company," *The Washington Post*, 31 August 1953; "\$1000 Ring Given Girl Friend Ties Boy to Robbery," *The Washington Post*, 5 May 1955.

⁴⁰ Plat Book 33, Plat No. 2188.

⁴¹ Montgomery County Circuit Court (Land Records), 1077:4.

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- ⁴² Montgomery County Circuit Court (Land Records), 1290:530.
- ⁴³ Montgomery County Circuit Court (Land Records), 1176: 210.
- ⁴⁴ Montgomery County Circuit Court (Land Records), 1253:589.
- ⁴⁵ Montgomery County Circuit Court (Land Records), Plat No. 3399.
- ⁴⁶ "Beautiful Estate, Close-In Silver Spring," *The Washington Post*, 1 March 1953.
- ⁴⁷ "Suburban Washington," vol. 1E, sheet 72, 1927, revised 1941, Sanborn Fire Insurance Maps, 1867-1970.
- ⁴⁸ "Silver Spring," *The Washington Post*, 29 March 1953.
- ⁴⁹ Montgomery County Circuit Court (Land Records), 1993:382.
- ⁵⁰ "Plane Hits Sign Trying to Land in Fog; 22 Die," *The Washington Post*, 18 July 1955.
- ⁵¹ Montgomery County Circuit Court (Land Records), 2172:537.
- ⁵² Justus C. Nelson, *Nelson's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia* (D.C.: Justus C. Nelson, 1917), p. 204.
- ⁵³ Robert E. Oshel, "Woodside Park and Subdivision Development," *Home Sites of Distinction: The History of Woodside Park*, 1998, <http://users.starpower.net/oshel/history.html>.
- ⁵⁴ Robert E. Oshel, "Woodside Park and Subdivision Development," *Home Sites of Distinction: The History of Woodside Park*, 1998, <http://users.starpower.net/oshel/history.html>.
- ⁵⁵ Robert E. Oshel, "Woodside Park and Subdivision Development," *Home Sites of Distinction: The History of Woodside Park*, 1998, <http://users.starpower.net/oshel/history.html>.
- ⁵⁶ Robert E. Oshel, "Woodside Forest and Other Additions Along Dale Drive, the Southern Edge of Woodside Park, and Other Post-War Development," *Home Sites of Distinction: The History of Woodside Park*, 1998, <http://users.starpower.net/oshel/history.html>.
- ⁵⁷ Montgomery County Land Records, Liber 468, Folio 274 and 275, 24 September 1928.
- ⁵⁸ Watson-Fraser Family History, "James Angus Watson," Prepared by Robert Clement Watson, 1971, document in possession of Charles Watson, 39.
- ⁵⁹ Robert E. Oshel, "Woodside Forest and Other Additions Along Dale Drive, the Southern Edge of Woodside Park, and Other Post-War Development," *Home Sites of Distinction: The History of Woodside Park*, 1998, <http://users.starpower.net/oshel/history.html>.
- ⁶⁰ "New Post Home on Sylvan Site in Woodside," *The Washington Post*, 25 October 1936, p. R1.
- ⁶¹ Montgomery County Circuit Court (Land Records), Plat No. 3399.
- ⁶² Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), p. 188; Abby Moor, "Eclectic Revivals," *The Houses We Live In*, Jeffery Howe, editor, (London, England: PRC Publishing Limited, 2002), p. 273.
- ⁶³ Moor, "Eclectic Revivals," p. 273.
- ⁶⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), p. 322.
- ⁶⁵ McAlester, *A Field Guide*, p. 322.
- ⁶⁶ McAlester, *A Field Guide*, p. 322.
- ⁶⁷ Examples of this style include 9028 Woodland Drive, 1300 Noyes Drive, 1014 Woodside Parkway, 1408, 1420, and 1430 Highland Drive.
- ⁶⁸ Examples of this style include 1709, 1713, 1717, and 1721 Luzerne Avenue, as well as 1234 Noyes Court, 1317 Woodside Parkway, 1022 Woodside Parkway, 1511 Grace Church Road, and 1238 Pinecrest Circle.

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Chain of Title

15 January 1887

Watson House, 9206 Watson Road
Henry Condict and others to Eliza S.C. Wilbur
Montgomery County Circuit Court (Land Records)
Liber: JA 5 Folio: 325

19 August 1914

Charles Prettyman (Administrator for the estate of Jeremiah B. Wilbur and Eliza Stone C. Wilbur) to James A. and Mary C. Watson
Montgomery County Circuit Court (Land Records)
Liber: 246Folio: 77

Property sold on 7/17/1914 for \$13,000.00 – parcel called “Sunnyside,” “being also the farm upon which the said Eliza Stone C. Wilbur, resided at the time of her death, and which was conveyed to her by Henry F. Condict, and others.”

This refers to the Wilbur House; the deed makes no mention of a second house at what is now 9206 Watson Road.

James A. and Mary C. Watson to Robert C. Watson
Montgomery County Circuit Court (Land Records)
Liber: 424 Folio: 176

April 1945

Mary C. Watson, widow, to sons Robert C. Watson, James A. Watson, Jr., Harold F. Watson
Last Will and Testament, Montgomery County Orphans Court
Liber: OWR 6 Folio: 434

April 1948

Property Subdivided – “Watson’s Addition to Woodside Park,”
Plat Book 33, Plat no. 2188

6 August 1948

Robert C. Watson and Sara Latimer Watson, his wife to James A. Watson, Jr. and Harold F. Watson
Montgomery County Circuit Court (Land Records)
Liber: 1176Folio: 210

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- May 1949 James Watson, Jr. to Harold F. Watson.
Montgomery County Circuit Court (Land Records)
Liber: 1253 Folio: 589
- 24 April 1953 Block Subdivided – Woodside Park, Section 7, Block E, Lot 36,
Block F, Lots 17-18; Harold F. Watson
Plat No. 3399
- Lots surrounding Watson House subdivided, establishing
boundaries for parcel.
- 22 November 1954 Harold F. Watson and Sarah Keys Watson, his wife to
Lawrence H. Norton and Cora M. Norton, his wife
Montgomery County Circuit Court (Land Records)
Liber: 1993 Folio: 382
- 14 February 1956 Cora M. Norton to Vincent V. Checchi and Mary E. Checchi
Montgomery County Circuit Court (Land Records)
Liber: 2172 Folio: 537
- 4 January 1960 Vincent V. Checchi and Mary E. Checchi and Alice P. Coyle to
Alice P. Coyle
Montgomery County Circuit Court (Land Records)
Liber: CKW 2693 Folio: 526
- 4 January 1960 Alice P. Coyle to Mary E. Checchi
Montgomery County Circuit Court (Land Records)
Liber: CKW 2693 Folio: 528

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**BEAUTIFUL ESTATE
Close-In Silver Spring**



1015 DALE DRIVE

Particularly suitable for those who desire seclusion and in-town convenience. Over 1 and 1/3 acres of extensively landscaped ground. This very spacious home has recently been beautifully decorated and modernized throughout.

★ Living room, 27x18.	★ Den, 8x11.
★ Dining room, 16x15.	★ Panoled recreation room, 22x15.
★ Electric kitchen, 16x12.	★ Billiard room, 17x14.
★ Lavatory.	★ New Oil Heating Plant.
★ Enclosed porch, 16x7.	★ Now 52-gal. heater
★ 4 Bedrooms, 16x15.	★ Large garage.
★ 5th bedroom, 18x13.	★ Price \$39,500.

Open Sunday, 12 to Dark
Mr. Franzblau on premises (or phone UN. 4-1812)
DIRECTIONS: Drive out Coleville Rd. to Dale Dr., left 1 block to Watson Road and right to open sign.

Exclusive With

SHANNON & LUCHS
GO.

Realtors
Suburban Office

5000 Conn. Ave. KE. 7-1800

The Washington Post, 1 March 1953.

Silver Spring



1015 Dale Drive

A handsome estate for those who like seclusion yet in town conveniences (walking distance to heart of Silver Spring). Over an acre of beautifully landscaped grounds. Big modern 5-bedroom home with very large rooms. 1st floor powder room, ultra modern kitchen, two full baths. - Panelled club room; billiard room; new oil h.-w. heat; 2-car garage. You must see the home and its perfect setting. Mr. Franzblau on prem. 1 to dark (or phone UN. 4-1812 or AP. 7-1500).

Out Coleville Rd. to Dale Drive, left to Watson Rd., right to home.

The Washington Post, 29 March 1953.

9. Major Bibliographical References

Inventory No. M: 36-55

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 1.43
Acreage of historical setting 57
Quadrangle name Kensington

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The property boundaries are shown on Montgomery County Tax Parcel Map JP21. The property is known as Part of Parcel C, Woodside Park, Section 7. The property is bounded on the west, north, and east by adjacent lots. Watson Road runs along the southeastern edge of the property, while Edgevale Road bounds the property on the southwest. The Watson House has been historically associated with the property now designated as 9206 Watson Road since its construction circa 1915.

11. Form Prepared by

name/title	Jeanne L. Barnes and Laura V. Trieschmann, Architectural Historians		
organization	EHT Traceries, Incorporated	date	Revised February 2008
street & number	1121 5 th Street, NW	telephone	202-393-1199
city or town	Washington	state	D.C.

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

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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The Washington Post

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Satellite image. 9206 Watson Road, Silver Spring, Maryland 20910. © 2007 Google – Imagery, © 2007 Sanborn – Map data, © 2007 NAVTEQ™. <http://maps.google.com>.

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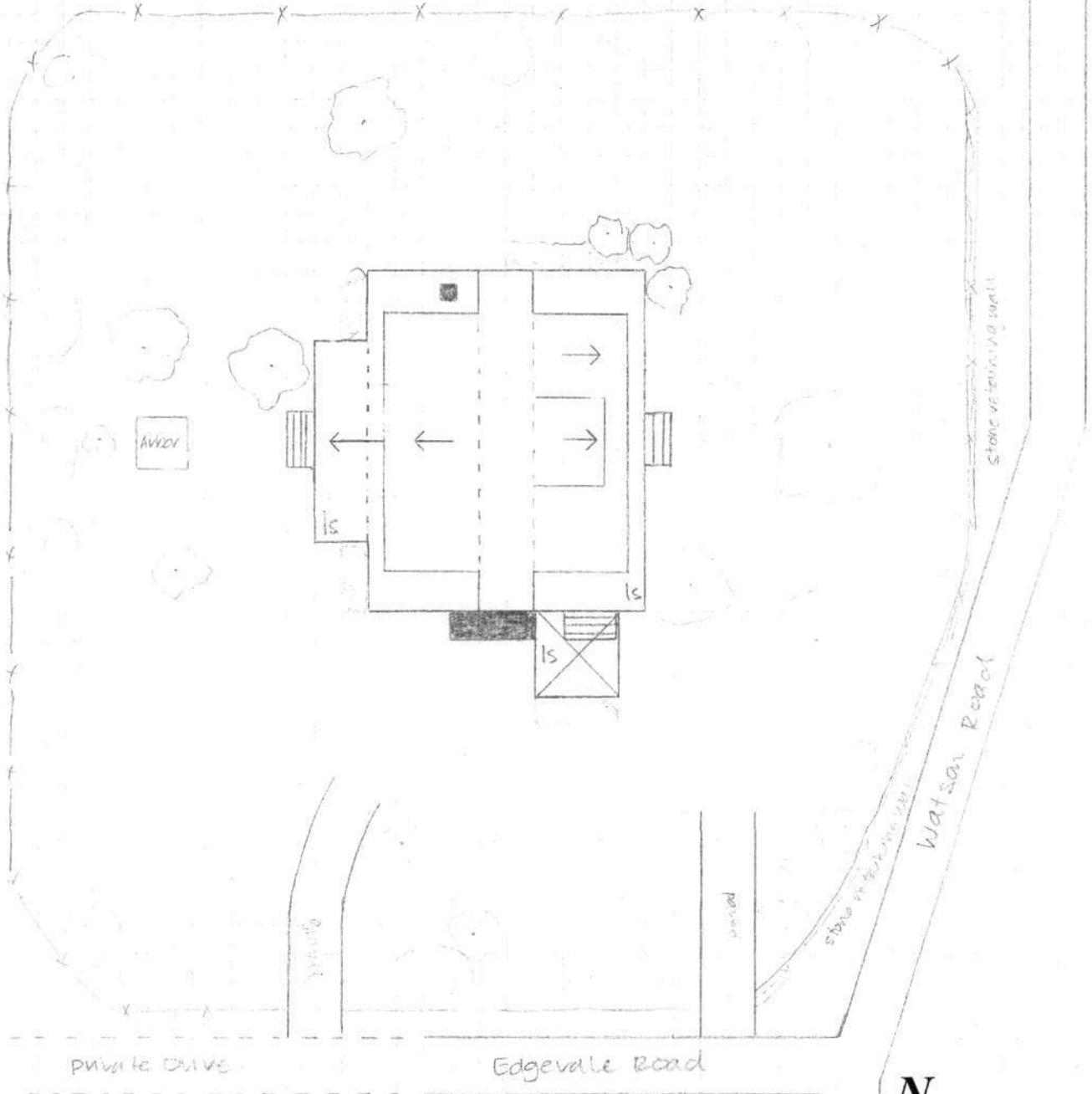
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RESOURCE SKETCH MAP



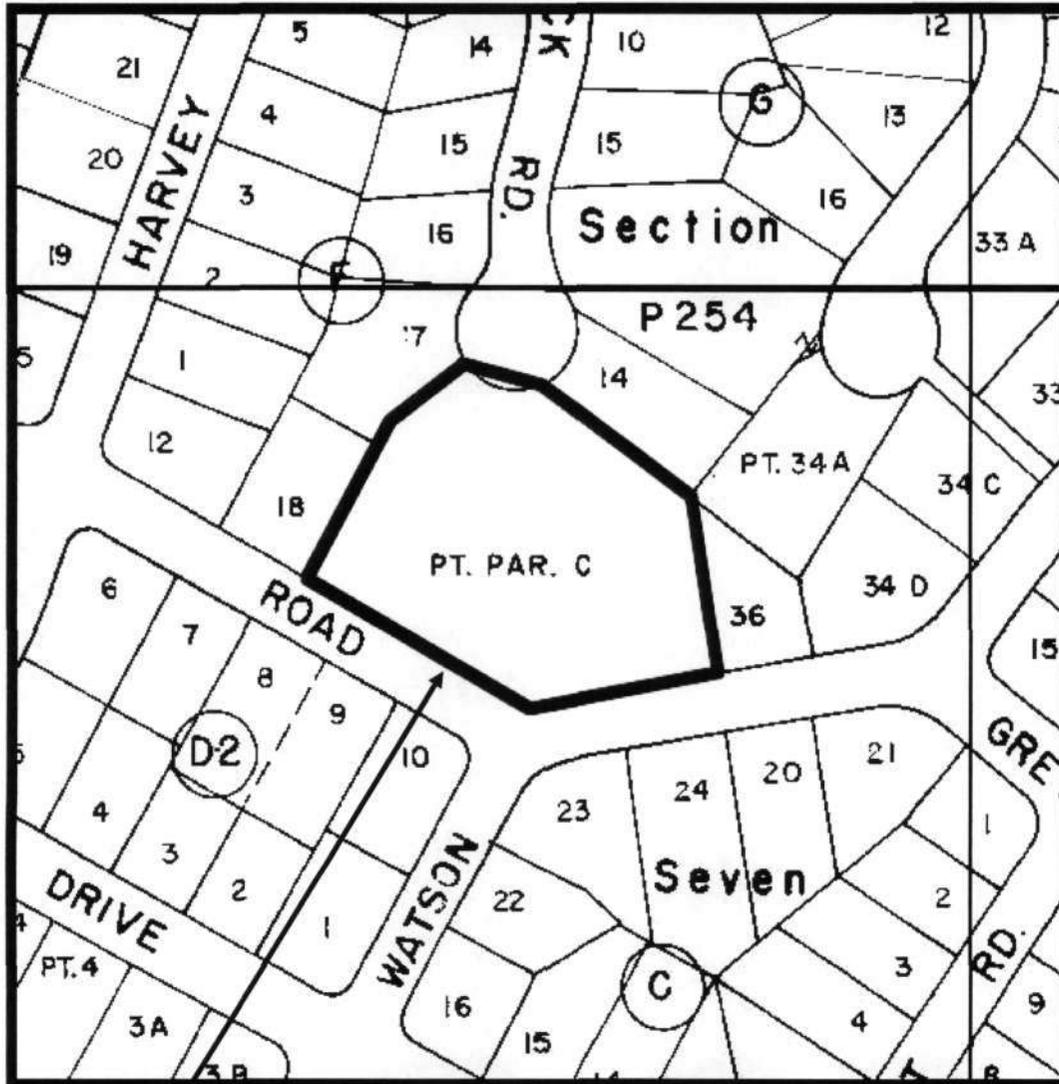
ID#: <u>M:36-55</u>	Name: <u>Watson House</u>
Town/Town Vicinity: <u>Silver Spring</u>	Address: <u>9206 Watson Road</u>
County: <u>Montgomery</u>	

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Continuation Sheet

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9206 Watson Road
Silver Spring, MD
Montgomery County
Tax Parcel Map (JP21)
Prepared by EHT Tracerics, Inc., 2007

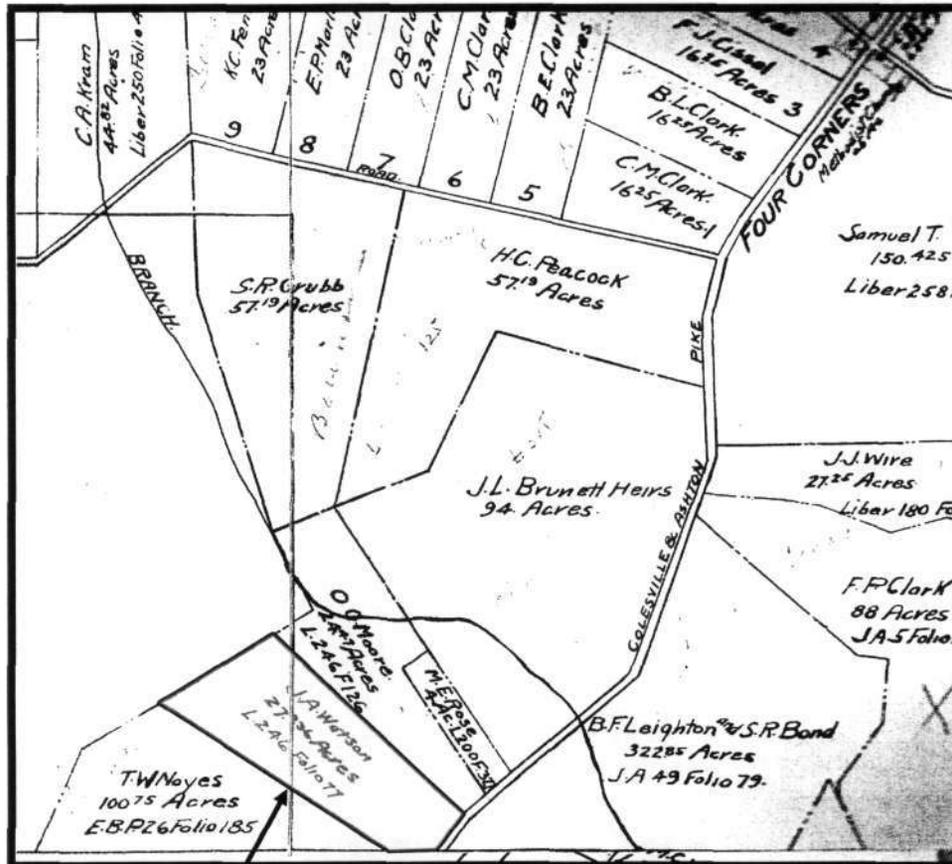


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Continuation Sheet

Number Maps and Aerials Page 26



9206 Watson Road
Silver Spring, MD
Montgomery County
Deets and Maddox, *A Real Estate Atlas*, 1917
Prepared by EHT Tracerics, Inc., 2007

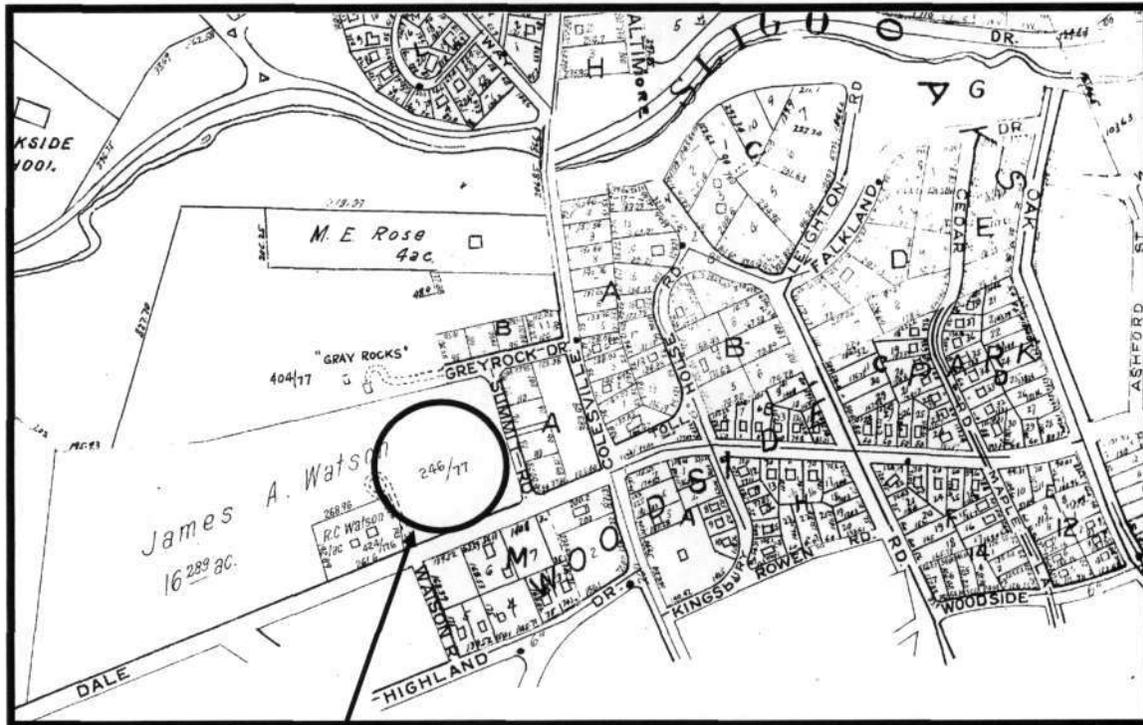


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9206 Watson Road
Silver Spring, MD
Montgomery County
Klinge, *Atlas of Montgomery County*, 1931
Prepared by EHT Tracerics, Inc., 2007

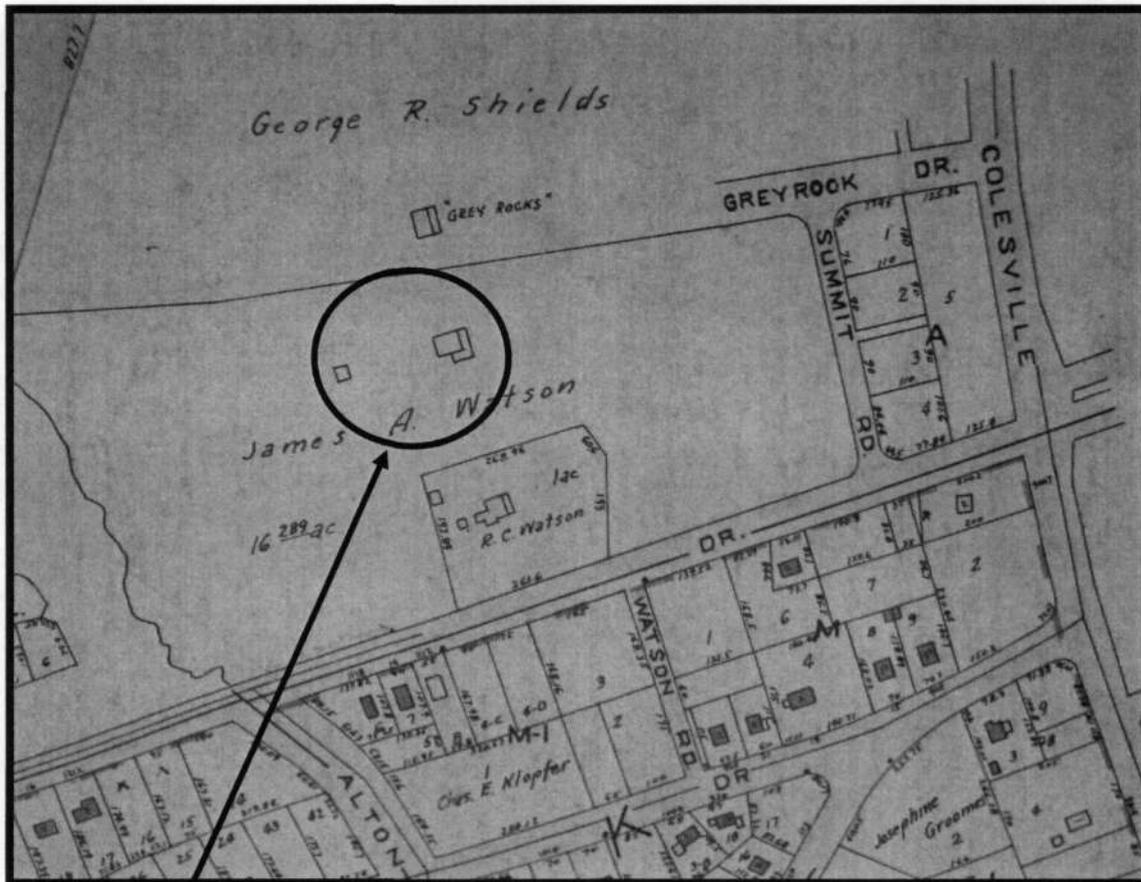


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Continuation Sheet

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9206 Watson Road
Silver Spring, MD
Montgomery County
Klinge, *Atlas of Montgomery County*, 1941
Prepared by EHT Traceries, Inc., 2007



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9206 Watson Road
Silver Spring, MD
Montgomery County
Sanborn Map, 1927, updated 1941, 1959.
Prepared by EHT Tracerics, Inc., 2007

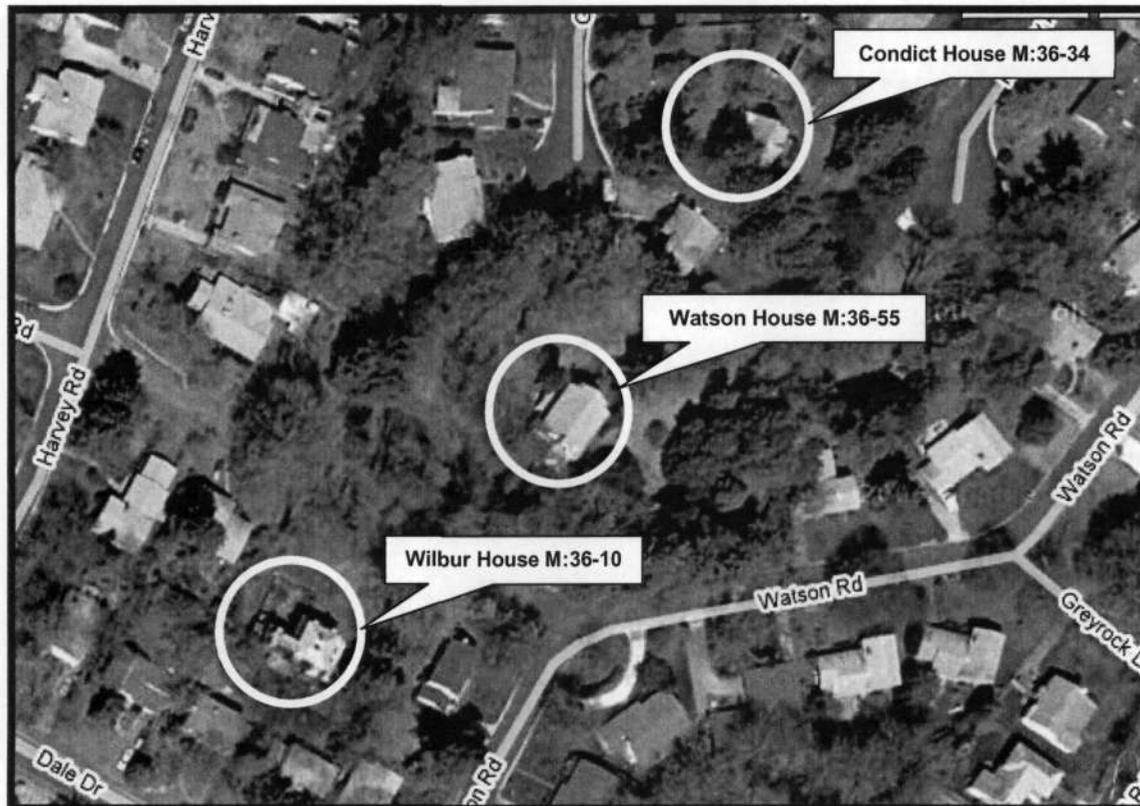


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Watson House
Continuation Sheet

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Satellite Image, 2007

Silver Spring, MD

Montgomery County

Google Maps, © 2007 Google – Imagery, © 2007 Sanborn – Map data, © 2007 NAVTEQ™

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Watson House
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Aerial Image, 1951
Silver Spring, MD
Montgomery County
Montgomery County, Maryland GIS Services, 1951
Prepared by EHT Tracerics, Inc., 2007

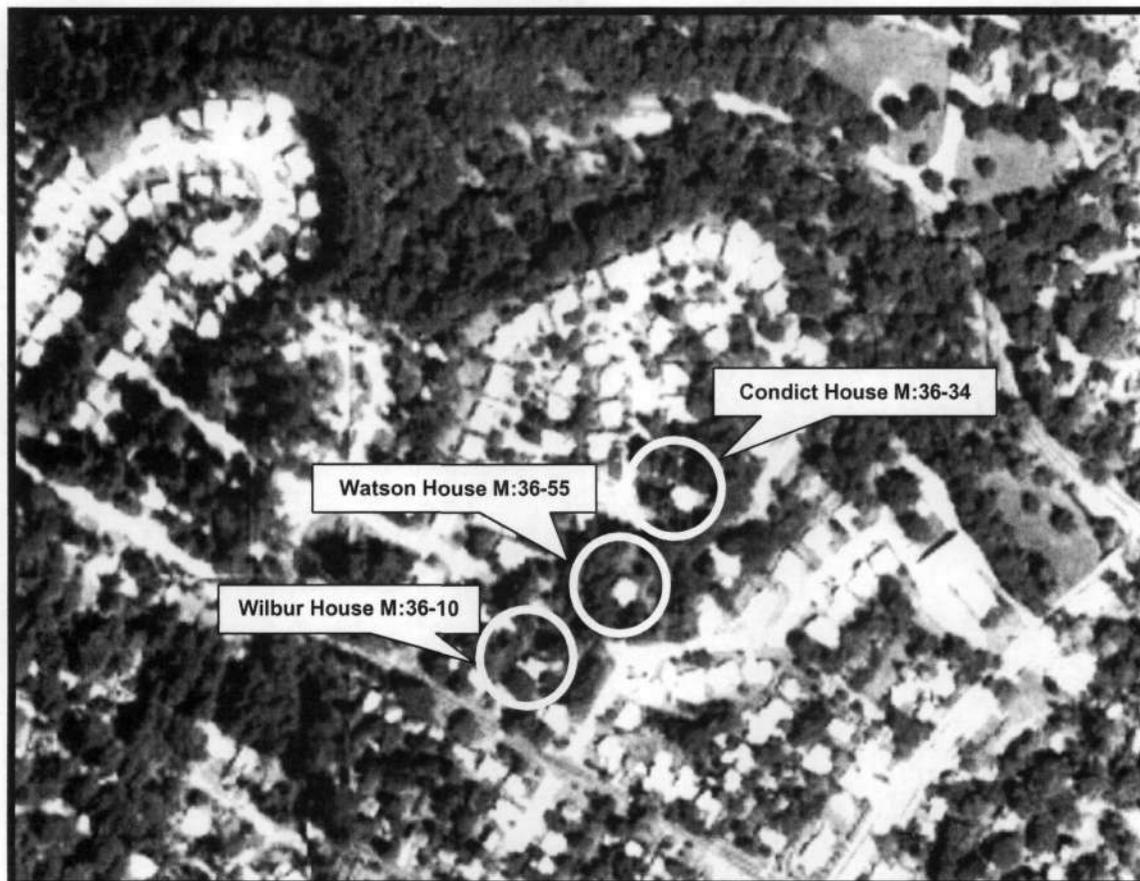


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Watson House
Continuation Sheet

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Aerial Image, 1970
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Prepared by EHT Traceries, Inc., 2007

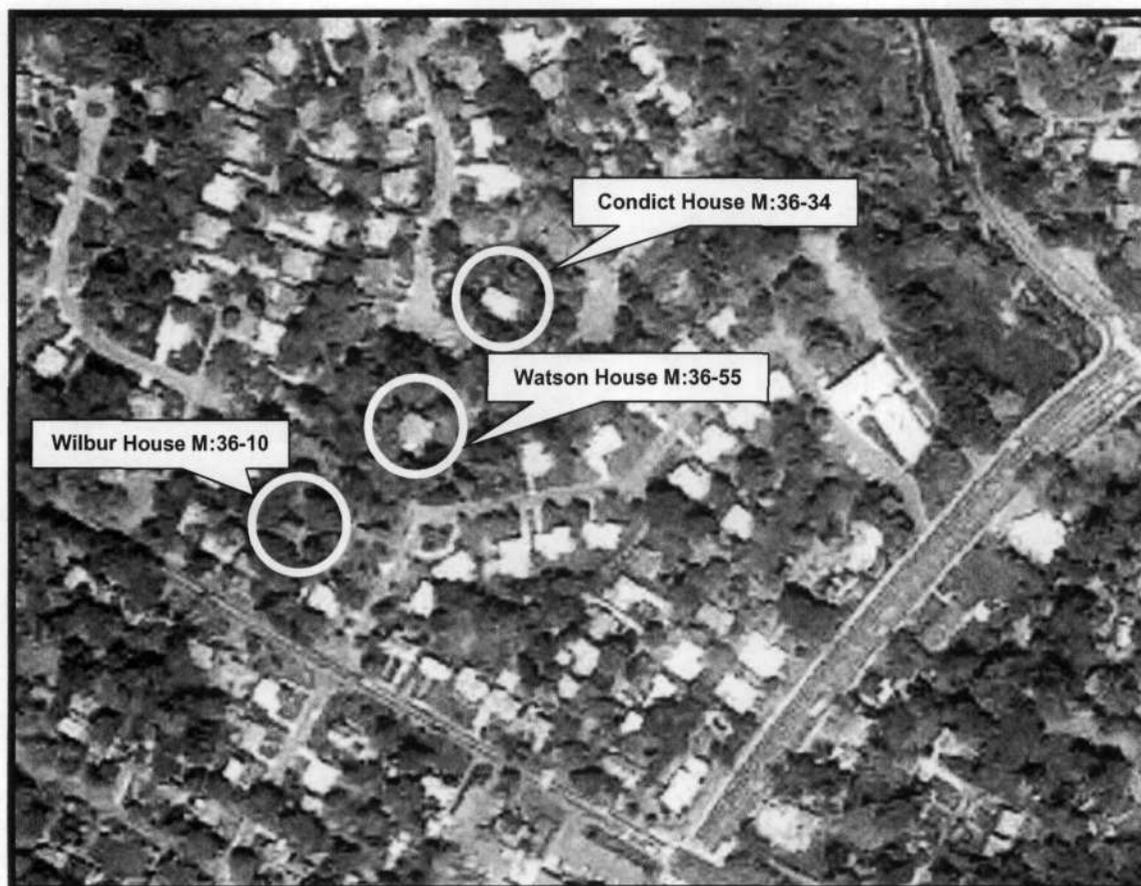


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Aerial Image, 1979
Silver Spring, MD
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Montgomery County, Maryland GIS Services, 1979
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M: 36-55

WATSON HOUSE

9206 WATSON ROAD

SILVER SPRING, MD

TRACERIES

JUNE 2007

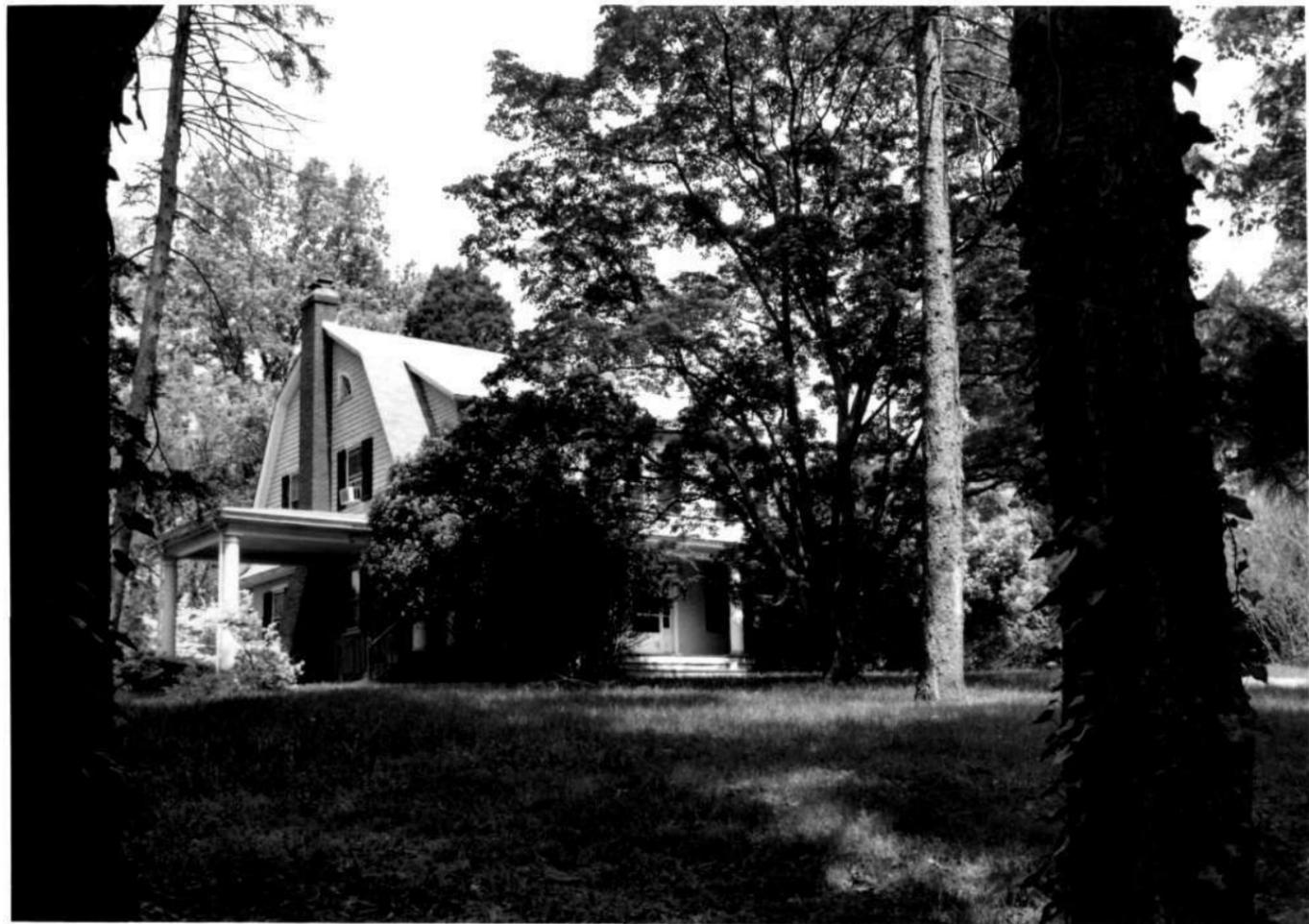
MARYLAND SHPO

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M: 36-55
WATSON HOUSE
9206 WATSON ROAD
SILVER SPRING, MD
TRACERIES
JUNE 2007
MARYLAND SHPO
NORTHWEST CORNER
2 OF 5



M: 36-55

WATSON HOUSE

9206 WATSON ROAD

SILVER SPRING, MD

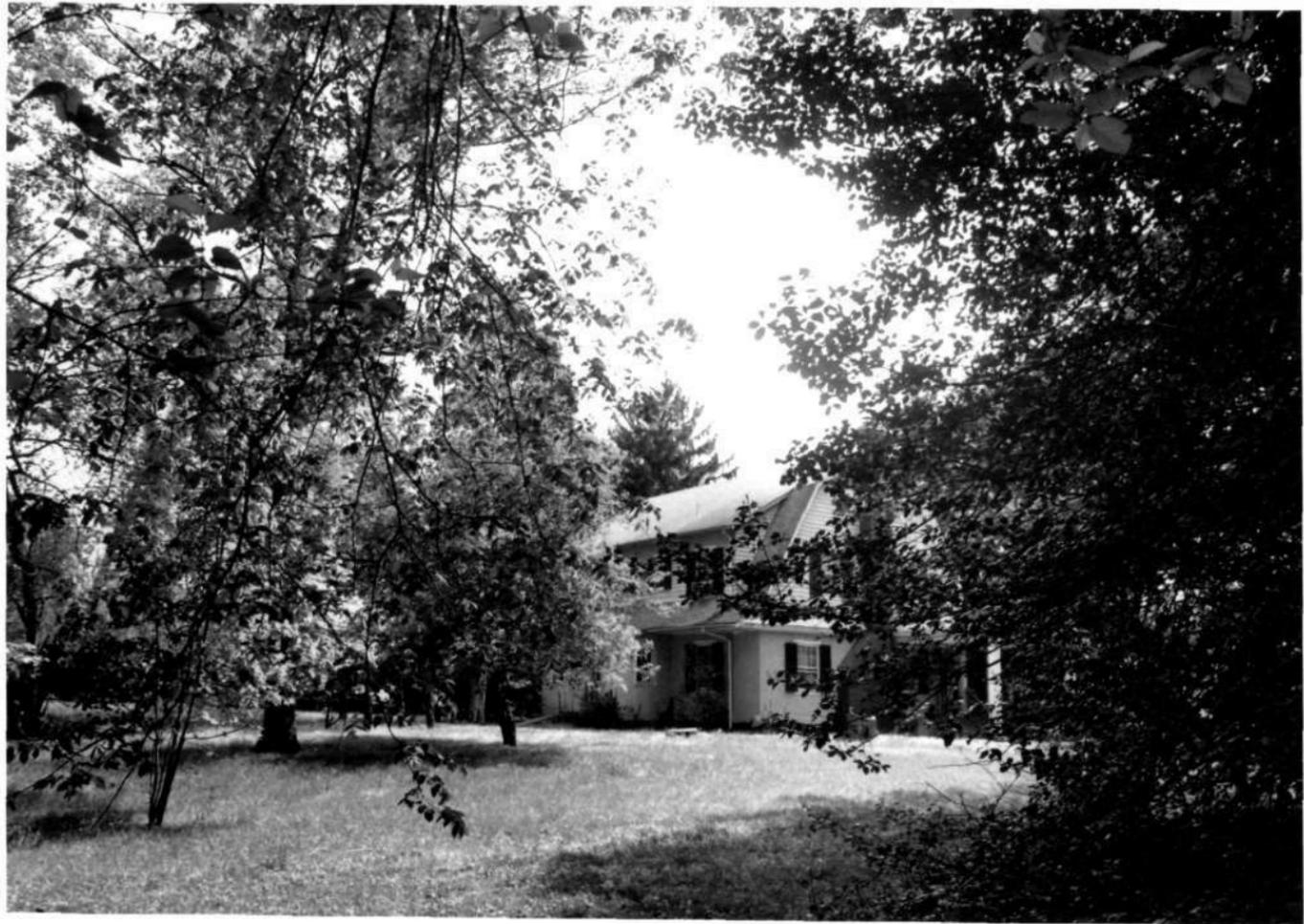
TRACERIES

JUNE 2007

MARYLAND SHPO

SOUTHEAST CORNER

4 OF 5



M:36-55

WATSON HOUSE

9206 WATSON ROAD

SILVER SPRING, MD

TRACERIES

JUNE 2007

MARYLAND SHPO

SOUTHWEST CORNER

5 OF 5