

MEMORANDUM

March 20, 2014

TO: Planning, Housing, and Economic Development Committee
FROM: Jeff Zyontz, ^{8/2}Legislative Attorney
SUBJECT: An Amendment to the Master Plan for Historic Preservation:
M-NCPPC Park Resources

The attached Planning Board recommended amendment to the Master Plan for Historic Preservation would designate 7 historic resources that are currently owned or operated by the Parks Department:

Wheaton Youth Center	11711 Georgia Avenue, Silver Spring	#31/48
Stubbs Barn, Wheaton Regional Park	2000 Shorefield Road, Wheaton	#31/3-2
Rock Creek Recreation Center	7901 Meadowbrook Lane, Chevy Chase	#36/90
Pinecrest Recreation Center	301 St. Lawrence Drive, Silver Spring	#32/31
Ken-Gar Palisades Recreation Center	4140 Wexford Drive, Kensington	#31/49
Veirs Mill Recreation Center	4425 Garrett Park Road, Wheaton	#31/50
Norbeck Rosenwald School	4101 Muncaster Mill Road, Rockville	#23/113-2

The Historic Preservation Commission and the Planning Board are guided by the criteria in Section 24A-3 of the County Code when making recommendations to the Council. The code requires a finding of historic and cultural or architectural and design significance. The Council may consider all facts and opinions to determine if historic designation is in the public interest.

The Council conducted a public hearing on the evening of February 25, 2014. The deadline for testimony was set at March 14, 2014. The Council is scheduled to take action on this matter on March 25, 2014.

Issues

Wheaton Youth Center

The most contested issue was the designation of the Wheaton Youth Center. The facility is operated by the Department of Recreation, owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), and is in the Capital Improvements Program for reconstruction and consolidation with the

neighboring Wheaton Library. Historic designation would give jurisdiction over any major physical changes to the Center (including demolition) to the Historic Preservation Commission. If designated, the Department of General Services would leave an abandoned center for the use of its owner, the Parks Department. If left undesignated, the area would be used for open space in connection with the Department of Recreation's use of the new facility. The majority of testimony heard on February 25 favored the use of the land for open space and was against designation. The historicity of the center was uncontested, but the public interest in making the designation was very much contested.

On February 27, 2014, during a joint meeting of the Planning, Housing, and Economic Development and Health and Human Services Committees concerning the Capital Improvements Program for the Wheaton Recreation Center and Library, the Committee unanimously recommended against the historic designation of the Wheaton Youth Center. With a majority of the Council present and in agreement at that meeting, the Department of General Services was instructed to proceed with its planning, with the assumption that the Council would not designate the Center. **The recommendation that the PHED Committee made on February 27 will be brought forward to the Council on March 25 without further discussion on March 24.**¹

Stubbs House

One resource was recommended for designation by the Historic Preservation Commission but was not recommended by the Planning Board for master plan designation²:

Stubbs House	2000 Shorefield Road, Wheaton Regional Park	#31/3-1
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¹ The following revisions to the Planning Board draft are required to accomplish this direction:

- | | |
|-------------|--|
| Page 8 | Delete the Wheaton Youth Center under the "Resources Designated" heading and add it under the "Resources Not Designated" heading; |
| Page 9 | Delete the Wheaton Youth Center under the "Individual Sites Designated" heading and add it under the "Resources Not Designated" heading; |
| Pages 10-13 | Delete all pages; |
| Page 28 | Under Resources not designated add:
Wheaton Youth Center (1963), 11711 Georgia Avenue, Silver Spring, #31/48
Add a small map and picture and the following text: |

The Wheaton Youth Center is an example of modern design executed for a simple and relatively inexpensive community building. The Wheaton Youth Center won an award from the American Institute of Architect's Potomac Valley Chapter and was featured in the first edition of the AIA's Guide to the Architecture of Washington D.C. (1965). The signature design feature is the double-curved form of the vaulted roof of the main auditorium block, which becomes a motif for the complex, echoed in the roofs of activity wing and entrance pavilion, as well as interior stage wall.

The resource represents the work of Keyes, Lethbridge & Condon, an architectural firm recognized for setting high standards for modern architecture in the Washington, D.C. region. The principal architect was Arthur Keyes.

The Wheaton Youth Center has historic significance for representing the youth culture of the post-war era. In 1956, the Commission embarked on a new initiative to build a series of youth centers to meet the needs of teenagers. From 1965 to 1970, the facility was a major local music venue, reaching a regional audience in the days before the large-scale concert venue.

A newly combined library and recreation requires increased open space. The Council found that the public interest is best served by not designating the resource.

² The Planning Board unsuccessfully argued to the Court of Appeal on behalf of the Council that a recommendation by the Planning Board to not designate a site was an "empty envelope" and was not a cause for Council action; *Montgomery Preservation v. M-NCPPC*, 424 Md. 367 (2012). The Court found that the Council must act, but its range of options include allowing the Planning Board recommendation to take effect by operation of law; and no action within 180 days of transmittal and no extensions.

The Planning Board previously listed Stubbs House on the Locational Atlas.³ In 1989, the Planning Board found that the house did not merit designation, and it was removed from the Atlas. The house has been substantially altered since its original construction, including installation of brick veneer siding, a one-story front addition that replaces the original porch, and rear additions.

Testimony supported designation, even in its altered state. It was noted that even the major alternations are more than 50 years old and that it is odd to find the Stubbs barn historic but not the Stubbs house.

Staff does not recommend reversing the Planning Board’s recommendation to not designate the Stubbs house.⁴

Other Designations

All other recommendations for historic designation were barely mentioned in testimony. When they were mentioned, it was in support of designating the 4 recreation centers and the former Rosenwald School. The Planning Board divided their own history into 5 overlapping eras and selected the best standing representative from each era⁵:

- Era I: The Origins of the M-NCPPC Park System: 1927-1940
- Era II: The World War II-Era Buildings: 1941-1946
- Era III: Conversion of World War II Federal Surplus Buildings: 1953-1956
- Era IV: Purpose-Built Recreation Centers in the Cold War-era: 1950-1990⁶
- Era V: Repurposing Structures to Become Recreation Buildings, 1937-1968

Three of the eras proposed by the Planning Board begin after January 1950. The Secretary of Interior standard for designation is a resource at least 50 years old. The County law does not require a minimum age for historic designation.

The Planning Draft would purport to allow “normal park operations”, including the installation of playground equipment, through staff-level review and not a historic area work permit for all recreation centers. Faced with this same text, the Council revised it to better conform to the requirements of Chapter 24A:

Site changes, [that are considered normal park operations including] such as the installation of playground equipment, may be done through staff-level review and do not

³ In 1976, the Maryland-National Capital Park and Planning Commission (M-NCPPC) created the Locational Atlas & Index of Historic Sites, which identifies resources that are potentially historic. Resources listed on the Atlas are protected from demolition or “substantial alteration” under Chapter 24A of the County Code. Under Chapter 24A, the authority to list or remove resources on the Locational Atlas is within the sole discretion of the Montgomery County Planning Board.

⁴ Revise Page 28, second to last line, to indicate the Council’s finding, not the Planning Board’s finding.

⁵ At least eleven structures were demolished or transferred to the Montgomery County Recreation Department: Cabin John Recreation Center (off MacArthur Blvd.), Garrett Park Estates Community Building, Jesup-Blair Cabin, Kensington Park Community Building (off Frederick Ave.), Long Branch Recreation Center, Randolph Hills Recreation Center, Rosemary Hills Recreation Center, Scotland Community Building, Sligo Avenue Recreation Center, Sligo Cabin, and Wheaton Woods Recreation Center.

⁶ The representative of Era IV “Purpose-Built Recreation Centers in the Cold War-era of Suburbanization” is the Veirs Mill Recreation Center. The description in the plan (page 25) notes that, by the mid-1950s, the number of windows in recreation centers decreased from the post-war era. The windows were narrower than prior designs and placed high. These architectural features were not for their cold war bomb shelter attributes, but were to keep private events in these facilities private.

require a Historic Area Work Permit. Such changes would have no material effect on the historic resource.⁷

Staff recommends using this revised text in place of the last sentence on pages 19, 21, 23, 25, and 27.

This Packet Contains

© number

Planning Board Recommended Amendment to the
Master Plan for Historic Preservation: Park Resources
Draft resolution for Council approval

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30 – 34

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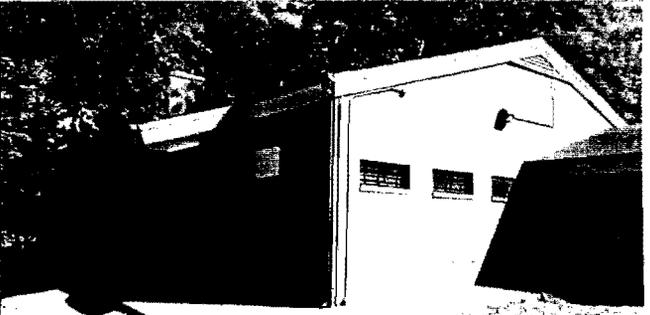
⁷ Approval of Planning Board Draft Amendment to the Master Plan for Historic Preservation: Kensington Cabin #31/41. Approved March 31, 2011.

M-NCPPC Park Resources

An Amendment to the Master Plan for Historic Preservation in Montgomery County



Planning Board Draft
January 2014



Planning Board Draft M-NCPPC Park Resources

An Amendment to the *Master Plan for Historic Preservation in Montgomery County*

ABSTRACT

This document contains the text and supporting graphics for the Planning Board Draft Amendment to the *Master Plan for Historic Preservation: M-NCPPC Park Resources*. If adopted by the County Council and approved by the M-NCPPC, this document amends the *Master Plan for Historic Preservation in Montgomery County, Maryland* (1979), as amended; the *Master Plan for the Communities of Kensington-Wheaton* (1989), as amended; the *North and West Silver Spring Master Plan* (2000), as amended; the *Four Corners Master Plan* (1996), as amended; the *Olney Master Plan* (2005), as amended; *The General Plan (on Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties* (1964), as amended; and the *Revised Master Plan of Highways for the Maryland-Washington Regional District in Montgomery and Prince George's Counties Maryland* (1955), as amended.

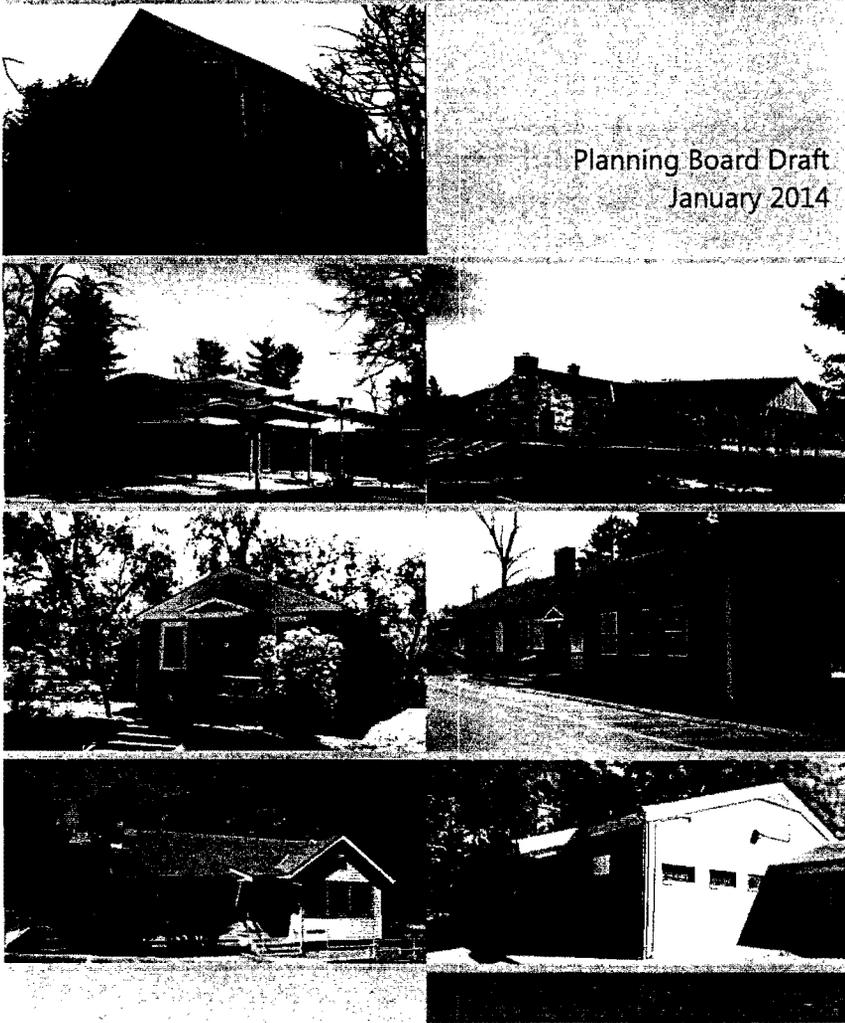
This amendment considers the historic designation of eight M-NCPPC park-related resources—located in Planning Area 23 (Olney), Planning Area 31 (Kensington-Wheaton), and Planning Area 32 (Kemp Mill-Four Corners)—that have been nominated for addition to the *Locational Atlas and Index of Historic Sites in Montgomery County Maryland* and designation on the *Master Plan for Historic Preservation*.

Source of copies

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Online at www.montgomeryplanning.org/historic

M-NCPPC Park Resources



Prepared by
The Montgomery County Planning Department

The Master Plan for Historic Preservation

The *Master Plan for Historic Preservation* is a functional master plan with countywide application. The plan and the *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When a historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria apply, as stated in Section 24A-3 of the *Historic Preservation Ordinance* when historic resources are evaluated for designation in the *Master Plan for Historic Preservation*:

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;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction;
or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

The Process of Amending the Master Plan for Historic Preservation

The STAFF DRAFT PLAN is prepared for presentation to the Montgomery County Historic Preservation Commission. The Staff Draft reflects the recommendations of the Historic Preservation staff. The Historic Preservation Commission holds a public hearing and receives testimony, after which it holds a public worksession to review the testimony and revise the Staff Draft Plan as appropriate. When the Historic Preservation Commission's changes are made, the document becomes the Public Hearing Draft Plan.

The PUBLIC HEARING DRAFT PLAN reflects the Historic Preservation Commission's recommendations for amending the Master Plan for Historic Preservation. The Planning Board holds a public hearing and receives testimony, after which it holds a public worksession to review the testimony, consider the analysis and recommendations provided by the Historic Preservation Commission and Historic Preservation staff, and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Planning Board's recommended Plan and reflects its revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, makes revisions to the Planning Board Draft according to its assessment of which resources and districts should be designated, then adopts a resolution approving the final amendment to the Master Plan for Historic Preservation.

After Council approval the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

Implementing the Master Plan for Historic Preservation

Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the Montgomery County Preservation Ordinance, Chapter 24A of the County Code. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a Historic Area Work Permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the master plan amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment may provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. For a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In many cases, the parcels of land on which historic resources sit are also affected by other planned facilities in a master plan; this is particularly true with respect to transportation right-of-way. In general, when establishing an environmental setting boundary for a historic resource, the need for the ultimate transportation facility is also acknowledged, and the environmental setting includes the entire parcel minus the approved and adopted master planned right-of-way. In certain specific cases, however, the master planned right-of-way directly affects an important contributing element to the historic resource. In such cases, the amendment addresses the specific conflicts existing at the site, and suggests alternatives and recommendations to assist in balancing preservation with the implementation of other equally important community needs. In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Permitting Services and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

Montgomery County provides a tax credit against County real property taxes to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the *Master Plan for Historic Preservation* (Chapter 52, Art. VI). The HPC maintains current information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements, outright grants, and low-interest loans. In 2001, the County Council passed legislation requiring an owner of a resource on the *Master Plan for Historic Preservation* or the *Locational Atlas and Index of Historic Sites in Montgomery County Maryland* to disclose the property's historic status to each prospective buyer before signing a sales contract (Sec. 40-12A).

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The Amendment

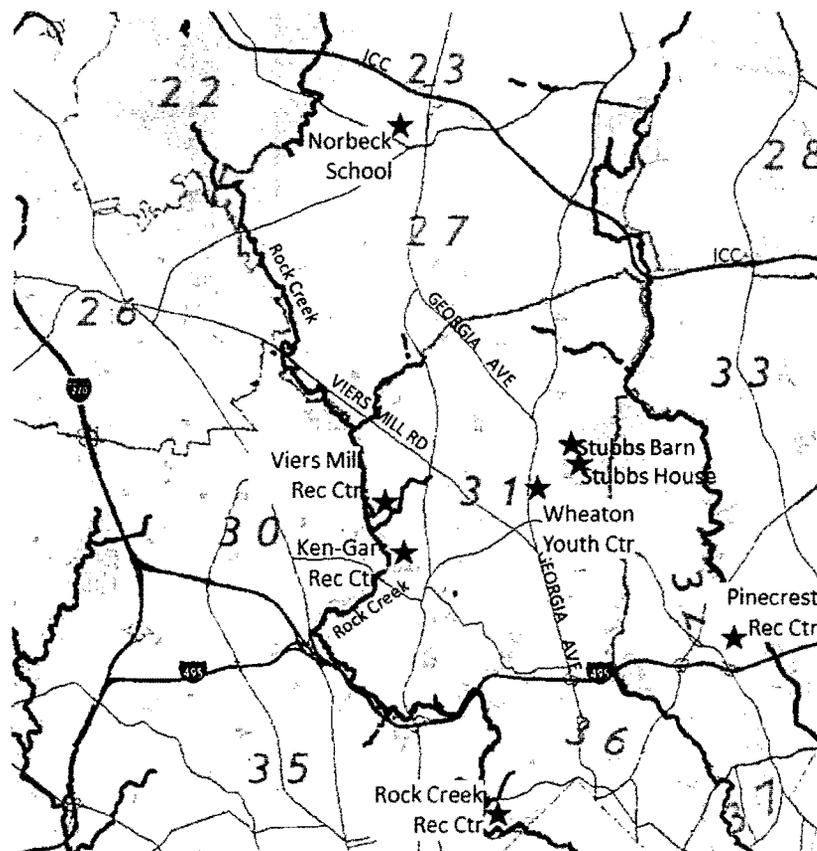
This Amendment considers the designation of eight potential historic resources that are owned or maintained by M-NCPPC. The Amendment recommends designation of 7 historic sites on the *Master Plan for Historic Preservation* and does not recommend designation of one nominated resource. If designated on the Master Plan, a resource would be protected by the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. If listed in the Locational Atlas, the resource would be protected under one provision of the Ordinance, being Chapter 24A-10, the Moratorium on Demolition and Substantial Alteration.

Individual Sites Recommended for Master Plan Designation

- Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48
- Stubbs Barn, 2000 Shorefield Road, Wheaton Regional Park, #31/3-2
- Rock Creek Recreation Center, 7901 Meadowbrook Lane, Chevy Chase, #36/90
- Pinecrest Recreation Center, 301 St. Lawrence Drive, Silver Spring, #32/31
- Ken-Gar Palisades Recreation Center, 4140 Wexford Drive, Kensington, #31/49
- Veirs Mill Recreation Center, 4425 Garrett Park Road, Wheaton, #31/50
- Norbeck Rosenwald School, 4101 Muncaster Mill Road, Rockville, #23/113-2

Resource Not Recommended for Master Plan Designation

- Stubbs House, 2000 Shorefield Road, Wheaton Regional Park, #31/3-1

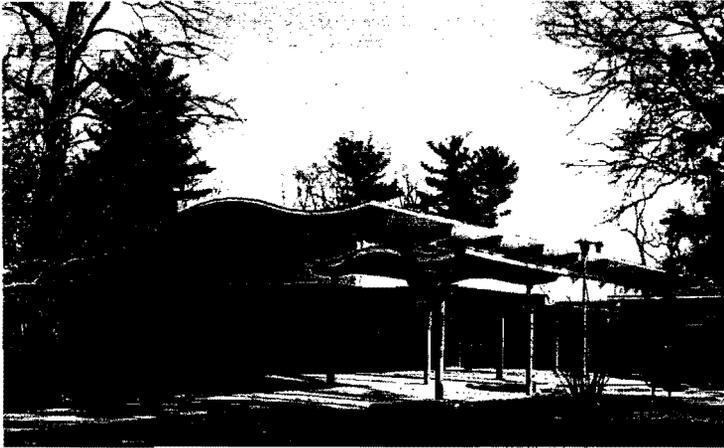


Wheaton Youth Center Proposed Environmental Setting



- | | | | |
|---|---------------------------|---|------------------------|
|  | Environmental setting |  | Contributing buildings |
|  | Pavement outside ROW |  | Other buildings |
|  | Parcel boundaries |  | Existing Parkland |
|  | Public Right-of-Way (ROW) |  | Water features |
|  | Master planned ROW | | |

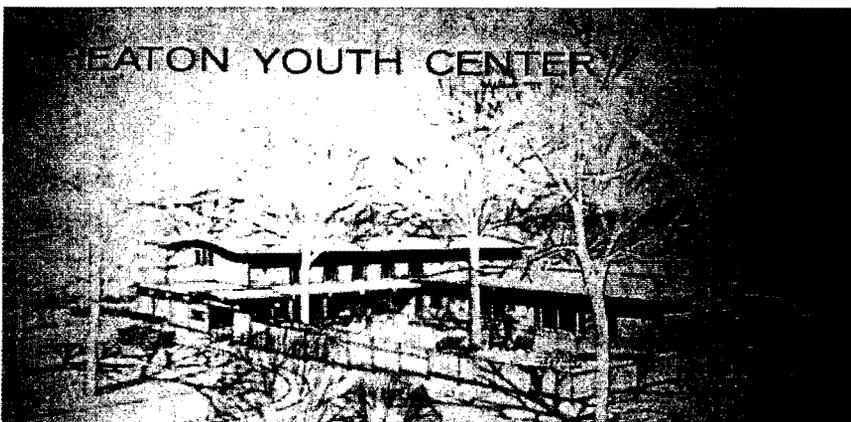




Wheaton Youth Center (1963), 11711 Georgia Avenue, Silver Spring, #31/48

Combining sophistication and rusticity, the Wheaton Youth Center is an excellent example of modern design executed for a simple and relatively inexpensive community building. Designed by Keyes, Lethbridge & Condon, the Wheaton Youth Center won an award from the American Institute of Architect's Potomac Valley Chapter and was featured in the first edition of the AIA's *Guide to the Architecture of Washington D.C.* (1965). The signature design feature is the double-curved form of the vaulted roof of the main auditorium block, which becomes a motif for the complex, echoed in the roofs of activity wing and entrance pavilion, as well as interior stage wall. Simplicity and warmth emanate from the elements of texture, wood and natural light that bring an organic quality to the design. The structure of the complex is concrete block with steel posts, with massive exposed beams of laminate wood, clear spandrel glass between the rafter tails, and textured brick facing. The property is still well-wooded, and features mature trees of species original to the site, including locust, oak, and maple.

The resource represents the work of Keyes, Lethbridge & Condon, an architectural firm recognized for setting high standards for modern architecture in the Washington, D.C. region. The principal architect was Arthur Keyes, known for his ability to create innovative yet economic designs to suit his clients' needs. The Wheaton Youth Center reflects Keyes' interest in Asian architecture. Japanese architectural traditions are evident in the double-curved roof motif that is characteristic of the Shinto shrine, as well as the Torii-like entrance pavilion, and covered loggia entrance. The Wheaton Youth Center has increased significance since other custom projects designed by Arthur Keyes in Montgomery County have recently been lost, including the award-winning Harold Hirschberg House (1951) in Bethesda and Arthur Keyes House (1960), a cantilevered retreat built along the Potomac.



*Keyes, Lethbridge & Condon Rendering
(M-NCPPC Annual Report 1962-63)*



Auditorium

The Wheaton Youth Center has historic significance for representing the youth culture of the post-war era. In 1956, the Commission embarked on a new initiative to build a series of youth centers to meet the needs of teenagers. From 1965 to 1970, the facility was a major local music venue, offering concerts ranging from indigenous teen bands to national recording artists, reaching a regional audience in the days before the large-scale concert venue. Musicians who played at the Wheaton Youth Center included Rod Stewart, Iggy Pop, Bob Seger, and Led Zeppelin.

The resource, including auditorium block and activity wing, retains a high level of integrity inside and out. While the window glass has been replaced with insulated glass, the frames and sash remain intact. A renovation of the courtyard removed the original concrete pavers and historic board fence, and installed poured concrete patio and storm drains. A small airlock foyer addition was constructed at the front entrance, underneath the historic porch. Metal window grills were installed for security. These alterations do not significantly detract from the resource's integrity.

The Wheaton Youth Center meets the following criteria of the Preservation Ordinance:

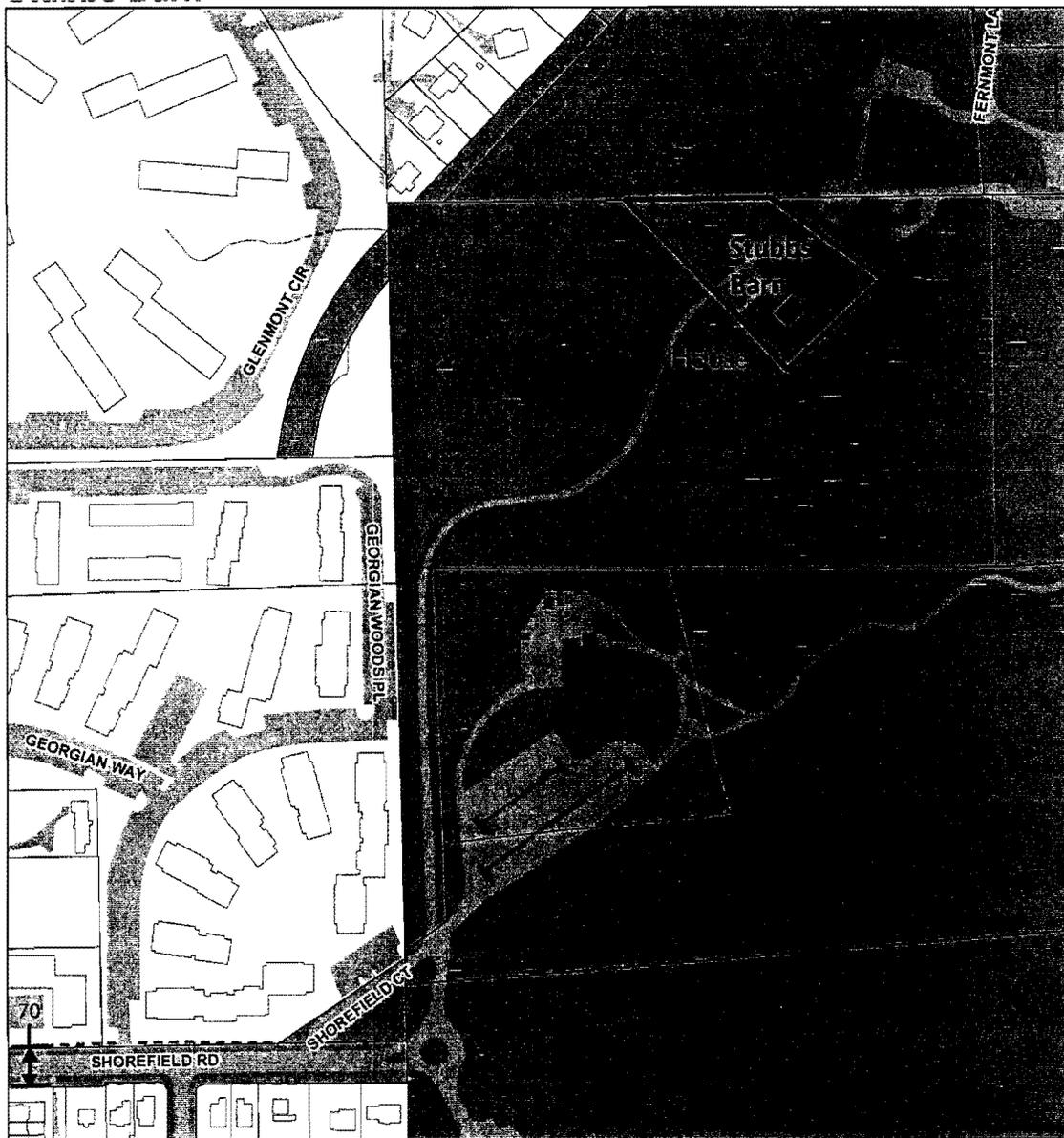
- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction
- 2(b) represents the work of a master
- 2(c) possesses high artistic values.

The recommended environmental setting is approximately 1.19 acres (52,000 sq ft), as shown on the map, excluding the master planned right of way for Georgia Avenue. This designation recognizes the possibility that the Wheaton Youth Center property and the adjacent library property may be redeveloped for a combined Wheaton Library/Community Recreation & Gilchrist Center facility. There shall be leniency in the review of alterations to the Wheaton Youth Center that are necessary for achieving the overall programmatic requirements of the proposed new library-recreation center facility.

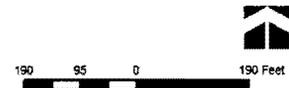


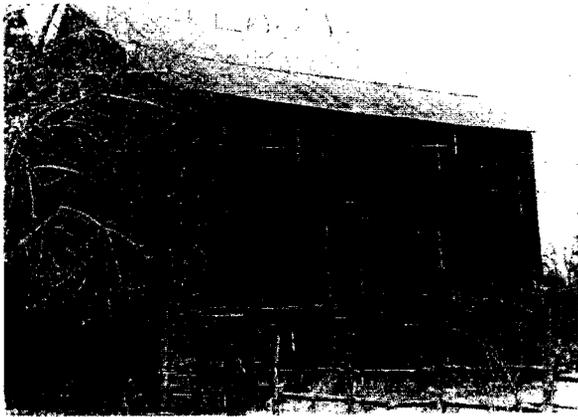
Wheaton Youth Center, Auditorium and Activity Wing, View from Georgia Avenue

Stubbs Barn Proposed Environmental Setting



- | | |
|---|---|
|  Environmental setting |  Contributing buildings |
|  Pavement outside ROW |  Other buildings |
|  Parcel boundaries |  Existing Parkland |
|  Public Right-of-Way (ROW) |  Streams, rivers and lakes |
|  Master planned ROW | |





Stubbs Barn, 1976 view (Michael Dwyer)



Current view

Stubbs Barn (1843), 2000 Shorefield Road, Wheaton Regional Park, #31/3-2

The Stubbs Barn, constructed of white oak framing, is a two-story, heavy-timber, pegged bank barn built in 1843 by Edward Stubbs. The barn predates the house's construction by several years, and is an English Lake District bank barn. This barn type lacks the forebay—a second story which projects over the lower level—which is a characteristic of the Pennsylvania Bank Barn type. The barn is sheathed in vertical wood siding and covered with a standing seam metal roof with snowguards.

The southeast, stable-side face shows alteration to the corner it shares with the southwest face. This rear façade features only one stable door near the corner (it appears in an older photo as a "Dutch door" with interior, diagonal Z-bracing) and is adjacent to a window that once held a nine-pane sash. This door probably once gave way to the horse stall area, but now opens onto a 20th century, small converted dairy milking aisle.

This resource is a multi-function agricultural building that represents diversification of farming in the mid-19th century. Crop storage, feed storage, and stabling of livestock were all accommodated under one roof. This barn represents a once thriving, prosperous farm owned and operated by the same family for over hundred years. It retains strong integrity. The Stubbs family and heirs owned the property from 1841 until 1941, when Clara Stubbs sold it to Louis and Annie Melikian.

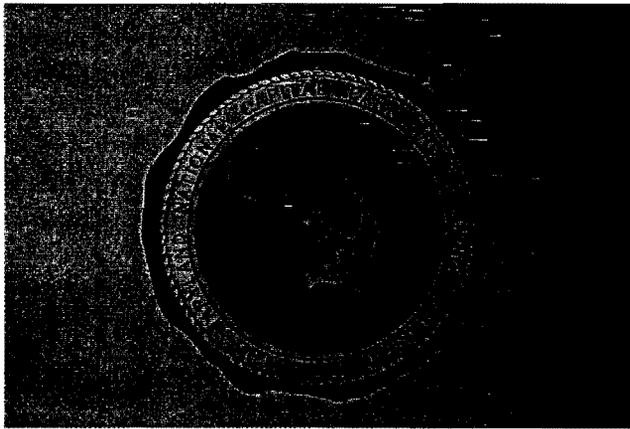
The Stubbs Barn meets the following criteria of the Preservation Ordinance, Section 24A-3:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended environmental setting is approximately 1.175 acres (51,187.5 square feet), as shown on the map. Site changes that are considered normal park operations, including installation of playground equipment, may be done through staff-level review and do not require a historic area work permit.



Opening Day at Veirs Mill Recreation Center, 1955



M-NCPPC Seal, from 1957 publication

M-NCPPC Recreation Centers

The Maryland-National Capital Park and Planning Commission (M-NCPPC) was founded in 1927 as a stream-valley park system protecting the headwaters of the Anacostia and Potomac Rivers. In addition, the Commission's charge was to oversee subdivision review and the creation and maintenance of a recreational park system. Along the stream valleys and, later, in the neighborhood and regional parks, the Commission augmented the natural landscape with the construction of buildings to house indoor recreation activities, such as parties, club meetings, scouts, daycare, and summer camps.

As M-NCPPC approaches its 100th anniversary and out of a mission to provide cultural resource stewardship, the Montgomery County Department of Parks has identified park recreation buildings worthy of preservation. Currently, there are 30 buildings that serve or have operated as recreation buildings (now termed park activity buildings) throughout the 35,000 acre park system.¹ Originally, there were at least 41 of these community facilities. Some of these structures were "purpose-built," while others were converted to recreational use. In order to show a history of the evolution of park activity buildings over the lifetime of the Maryland-National Capital Park and Planning Commission (1927 to present), the Department of Parks' Cultural Resources Stewardship Section proposes to preserve at least one building from each of the five respective park community/recreation building eras:²



Rock Creek
Recreation Center,
c1940s (M-NCPPC)

- Era I: The Origins of the M-NCPPC Park System: 1927-1940
- Era II: The World War II-Era Buildings: 1941-1946
- Era III: Conversion of World War II Federal Surplus Buildings: 1953-1956
- Era IV: Purpose-Built Recreation Centers in the Cold War-era of Suburbanization: 1950-1990
- Era V: Repurposing Structures to Become Recreation Buildings, 1937-1968

¹The M-NCPPC *Catalog of Recreation and Ancillary Buildings* (2007) defines recreation buildings as those structures that are "operated for the benefit of the general public, rented by the hour with Fees set by the Park Commission, reserved through Park Permits, and maintained by the Department of Parks Central Maintenance Divisions."

²In addition to recognizing the recreation buildings still standing, it is worth identifying the (at least) eleven structures that have since been demolished or transferred to the Montgomery County Recreation Department: Cabin John Recreation Center (off MacArthur Blvd.), Garrett Park Estates Community Building, Jesup-Blair Cabin, Kensington Park Community Building (off Frederick Ave.), Long Branch Recreation Center, Randolph Hills Recreation Center, Rosemary Hills Recreation Center, Scotland Community Building, Sligo Avenue Recreation Center, Sligo Cabin, and Wheaton Woods Recreation Center.

Rock Creek Recreation Center Proposed Environmental Setting

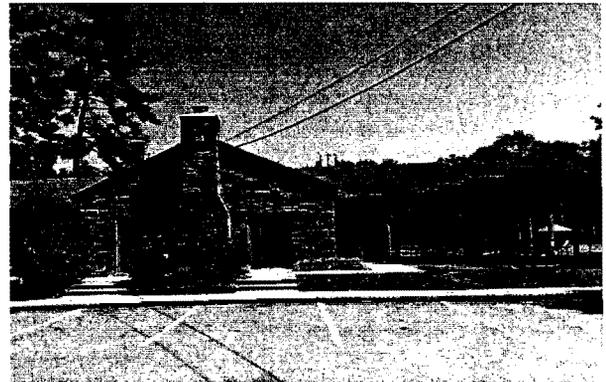


- | | | | |
|--|---------------------------|--|------------------------------------|
| | Environmental setting | | Other buildings |
| | Pavement outside ROW | | Existing Master Plan Historic Site |
| | Parcel boundaries | | Existing Parkland |
| | Public Right-of-Way (ROW) | | Streams, rivers and lakes |
| | Contributing buildings | | Water features |





1940s view (M-NCPPC)



Current view

Rock Creek Recreation Center (1940), 7901 Meadowbrook Lane, Chevy Chase, #36/90

Era I: The Origins of the M-NCPPC Park System: 1927-1940

The Rock Creek Recreation Center, more recently known as the Meadowbrook Recreation Center, is one of the earliest public recreation buildings in the County, designed and constructed specifically for recreational use. Located along Rock Creek in the Meadowbrook Local Park, this rustic stone and timber lodge was constructed by the Civilian Conservation Corps in 1940, replacing a mid-1930s open-air shelter destroyed by fire.

The resource is a fine example of a type of rustic park building known as “parkitecture.” By using natural building materials, recreational facilities could more easily blend into the surrounding landscape. First built by the National Park Service during the Great Depression, this style of architecture continued to influence M-NCPPC park building design as late as the 1950s. The Rock Creek Recreation Center is constructed of multi-colored granite and mica schist, with the rock-faced stone arranged in a random pattern. An attached picnic pavilion, sheltered by an open king post truss roof, has heavy framed wooden timbers that are bolted and/or pegged and a flagstone patio.

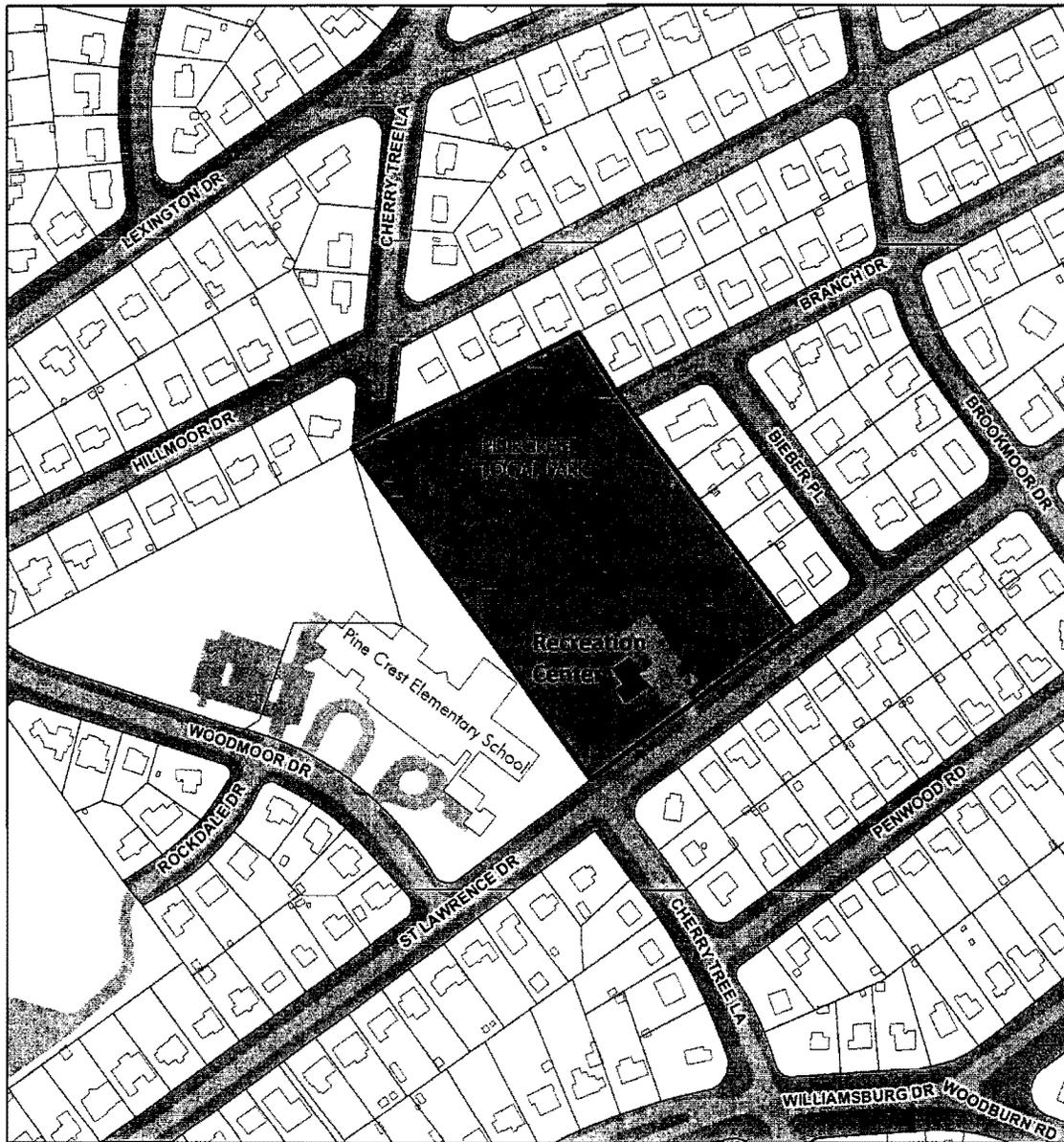
The Rock Creek Recreation Center was designed by Howard W. Cutler and Katherine Cutler, a father-daughter architectural firm. Howard Cutler is best known for the early 20th century schools which he designed for Montgomery County in classical revival and early modernist styles.

This building provides a tangible example of the early infrastructure of the Montgomery County Parks system, and continues to function as a recreation center. It also retains strong integrity. The Meadowbrook Recreation Building meets the following criteria of the Preservation Ordinance, Section 24A-3:

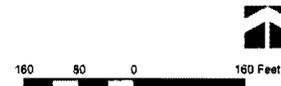
- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended environmental setting encompasses that portion of Parcel P122 that lies within the Meadowbrook Local Park, as depicted on the map, excluding the Master Planned Right of Way for Beach Drive. Site changes that are considered normal park operations, including installation of playground equipment, may be done through staff-level review and do not require a historic area work permit.

Pinecrest Recreation Center Proposed Environmental Setting



-  Environmental setting
-  Pavement outside ROW
-  Parcel boundaries
-  Public Right-of-Way (ROW)
-  Contributing buildings
-  Other buildings
-  Existing Parkland





1955 view (M-NCPPC Annual Report)



Current view

Pinecrest Recreation Center (c1944-1946), 301 St. Lawrence Drive, Silver Spring, #32/31

Era II: The World War II-Era Buildings: 1941-1946

The Pinecrest Recreation Center is located in Pinecrest Local Park, a five-acre park with mature trees and open space, in the Woodmoor section of Silver Spring. The facility was built to serve the growing suburbs beyond the original stream valley parks, in accordance with the 1944 M-NCPPC *Master Plan of Recreation*. The building continues to serve as a recreation center for the surrounding community.

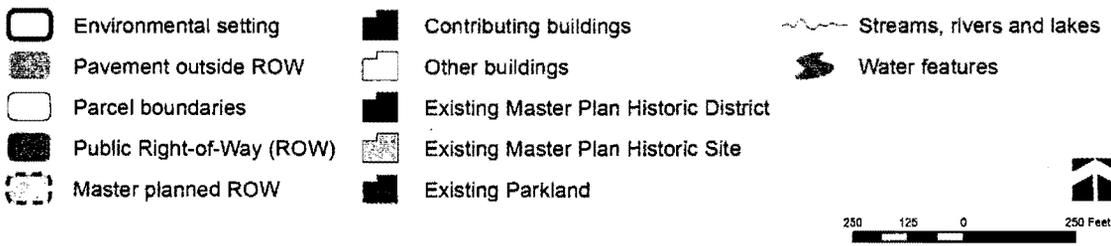
Designed in a cottage style, this facility became a model for M-NCPPC recreational facilities in Montgomery County built from the late 1940s to the 1950s. Banked into its site, the cross-gabled wood frame structure features paired and tripled windows and two ashlar stone chimneys. Original multi-paned windows have been replaced with single pane sash, and wood siding is replaced with vinyl. Other examples of this era have been demolished (Kensington View and Long Branch Valley), or have a higher loss of integrity (Hillandale).

The Pinecrest Recreation Building meets the following criteria of the Preservation Ordinance, Section 24A-3:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended environmental setting is the 5.05 acre parcel N960, being the same as the boundary of the Pinecrest Local Park, excluding the master planned right of way for St. Lawrence Drive. Site changes that are considered normal park operations, including installation of playground equipment, may be done through staff-level review and do not require a historic area work permit.

Ken-Gar Palisades Recreation Center Proposed Environmental Setting





1962 view (M-NCPPC)



Current view

Ken-Gar Palisades Recreation Center (c1942-44; 1956), 4140 Wexford Dr, Kensington, #31/49

Era III: Conversion of World War II Federal Surplus Buildings: 1953-1956

The Ken-Gar Palisades Recreation Center is located in the Ken-Gar Palisades Local Park in Kensington, Maryland. This structure is composed of temporary Federal surplus buildings used by the U.S. Army during World War II and donated to M-NCPPC in 1953. The temps, as they were called, had been used during the war at the Naval Ordnance Laboratory, in White Oak. A *Washington Post* article of July 24, 1956 described "six prefabricated houses formerly used for experimental purposes were turned over to M-NCPPC yesterday by the Naval Ordnance Laboratory. The houses, worth about \$35,000, will be remodeled as community buildings and set up in recreation centers. The centers are Wheaton Woods, Ken-Gar-Rock Creek Palisades, Hillandale, Westmoreland Hills, and Randolph Hills."

Two Army surplus rectangular structures were merged to create one L-shaped facility, with vertical wooden plank siding and 2/2 horizontal-muntin windows. Situated on a knoll, the building is accessed by concrete steps leading up from the parking, with a paved walkway surrounding the facility.

Ken-Gar Palisades Recreation Center meets the following criteria of the Preservation Ordinance, Section 24A-3:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The proposed environmental setting is the boundary of the 19.85-acre Ken-Gar Palisades Local Park, being a portion of parcel P617, which may include that portion of the master planned right of way for Beach Drive that lies within said parcel. Site changes that are considered normal park operations, including installation of playground equipment, may be done through staff-level review and do not require a historic area work permit.

Veirs Mill Recreation Center Proposed Environmental Setting

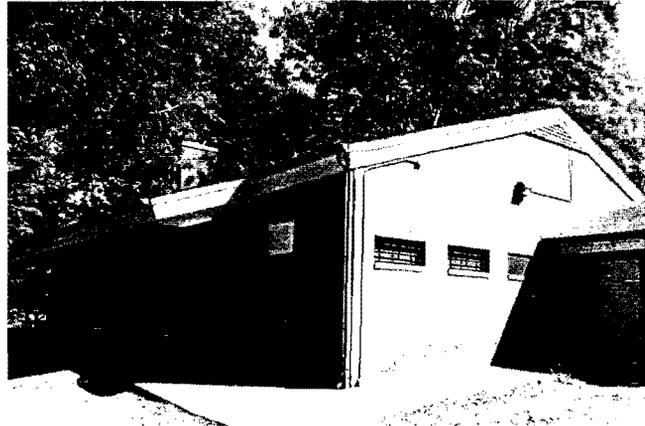


- | | |
|---------------------------|---------------------------|
| Environmental setting | Contributing buildings |
| Pavement outside ROW | Other buildings |
| Parcel boundaries | Existing Parkland |
| Public Right-of-Way (ROW) | Streams, rivers and lakes |
| Master planned ROW | Water features |





1955 view (M-NCPPC)



Current view

Veirs Mill Recreation Center (1954), 4425 Garrett Park Road, Wheaton, #31/50

Era IV: Purpose-Built Recreation Centers in the Cold War-era of Suburbanization: 1950-1990

The Veirs Mill Recreation Center, built in 1954 for the Veirs Mill Local Park, is highly representative of the larger recreation centers built in the 1950s-1960s to serve the growing community. In addition, buildings were durable and low maintenance, being constructed primarily of brick and/or concrete (CMU) block. An architectural feature that evolved over time was the shape and location of windows. While post-war era recreation facilities had large windows for users to partake of the scenic views, by the mid-1950s the number of windows decreased, as did the size of these openings. Privacy windows became popular, being narrow and highly-placed units that kept spectators from viewing special private events in these permitted-use public facilities.

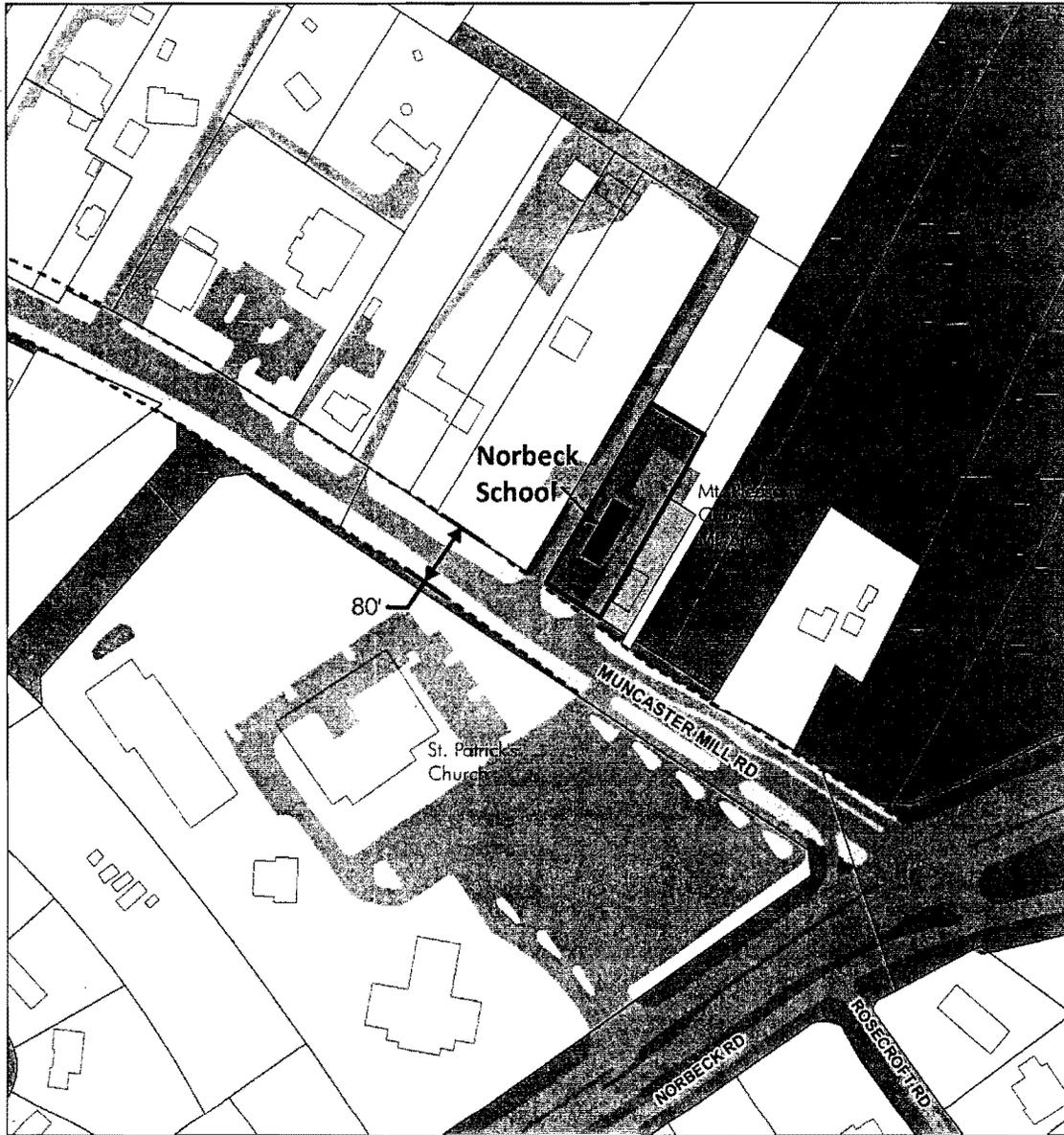
The facility has a modernist character representative of the mid-century era. Stylistic features include a massive exterior brick chimney piercing through the eaves to the roofline; a substantial overhanging front eave over an open covered terrace; fenestration pattern based upon a standard module; an open interior floor plan; and a simple, unadorned style. The resource has some diminished integrity since a large picture window in the gable end has been filled in with brick.

Veirs Mill Recreation Center meets the following criteria of the Preservation Ordinance, Section 24A-3:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

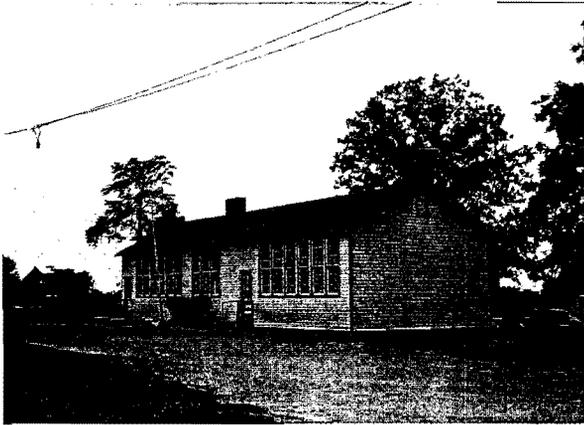
The proposed environmental setting is the boundary of Veirs Mill Local Park (the park name, Veirs, is spelled differently from the historic site, Viers), excepting that portion that lies south of Garrett Park Road, as shown on the map, which may include a portion of the master planned right of way for Garrett Park Road. Site changes that are considered normal park operations, including installation of playground equipment, may be done through staff-level review and do not require a historic area work permit.

Norbeck Rosenwald Center Proposed Environmental Setting

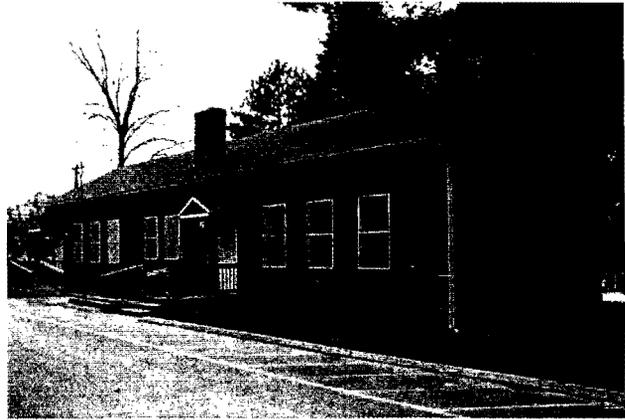


- | | | | |
|---|---------------------------|---|------------------------------------|
|  | Environmental setting |  | Contributing buildings |
|  | Pavement outside ROW |  | Other buildings |
|  | Parcel boundaries |  | Existing Master Plan Historic Site |
|  | Public Right-of-Way (ROW) |  | Existing Parkland |
|  | Master planned ROW |  | Water features |





1962 view (MCHS)



Current view

Norbeck Rosenwald School (1927), 4101 Muncaster Mill Road, Rockville, #23/113-2

Era V: Repurposing Structures to Become Recreation Buildings, 1937-1968

Located in Norbeck Local Park, this resource was built in 1927 as a Rosenwald School, a segregated school for local African American children which operated until 1951. It is adjacent to the Mount Pleasant M.E. Church (MP site 23-113-1), which was also a community resource for Mount Pleasant, a community of freed slaves in the post-Civil War era.

The Norbeck School was previously listed on the Locational Atlas as a contributing resource in the Norbeck Historic District. The district was subsequently evaluated and removed from the Atlas. The school is now being considered as an individual site and is recommended for designation based on its significance as a Rosenwald School. In 2002, the Norbeck School was found eligible for the National Register for its historic association.

Recognizing equality in the era of segregation when black schools were chronically underfunded, philanthropist Julius Rosenwald, president and part-owner of Sears, Roebuck & Co, established a fund to construct improved public schools. From 1918-1932, the Julius Rosenwald Fund built new schools for black students across the South for black students. The two-teacher, two-room plan used at Norwood was the most common one built in Maryland using the Julius Rosenwald Fund. The Norwood School is the only Rosenwald School in Montgomery County that maintains public access.

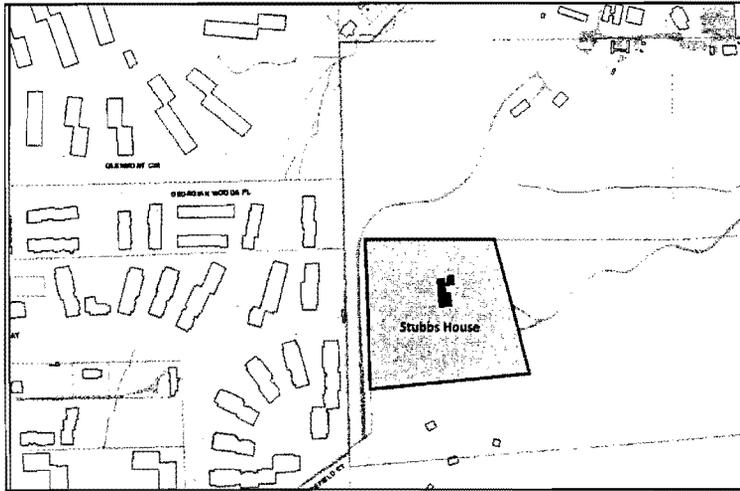
Though the resource has diminished integrity, with replacement doors and windows, it is a rare resource with outstanding historic significance. The c1927 one-story frame building remains in its original site.

The Norbeck Recreation Building meets the following criteria of the Preservation Ordinance, Section 24A-3:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation
- 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended environmental setting is the entire parcel on which the resource is located, P923, being 21,780 square feet. Site changes that are considered normal park operations, including installation of playground equipment, may be done through staff-level review and do not require a historic area work permit.

Resource Not Recommended for *Master Plan* Designation



Stubbs House, c1940



Current view

Stubbs House (1850), 2000 Shorefield Road, Wheaton Regional Park, #31/3-1

The Stubbs House dates from 1850, the first era of summer retreats in Montgomery County. The residence continued to function as a country estate over much of the subsequent century. After the Parks Department acquired the Stubbs House in 1959, the structure became the residence of the Director of Parks, Stanton Ernst. Later the building housed the headquarter offices of the Park Police. The Historic Preservation Commission recommends in favor of Master Plan designation, finding that the resource is a rare surviving example of a Wheaton country estate, meeting criteria 1a and 1d.

The Stubbs House was previously listed on the Locational Atlas. It was evaluated, found not to merit designation, and was removed from the Atlas in 1989. The house has been substantially altered since its original construction, with alterations including installation of brick veneer siding, a one-story front addition that replaces the original porch, and rear additions. Hence, the Planning Board found the resource does not merit historic designation.

M-NCPPC Park Resources

Planning Board Draft, January 2014

Resolution No.: _____
Introduced: _____
Adopted: _____

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Approval of Planning Board Draft Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources

1. On January 8, 2014, the Montgomery County Planning Board transmitted the Planning Board Draft Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources (hereafter referred to as the Amendment) to the Council.
2. The attached Planning Board recommended amendment to the Master Plan for Historic Preservation would designate 7 historic resources that are currently owned or operated by the Parks Department:

Wheaton Youth Center	11711 Georgia Avenue, Silver Spring	#31/48
Stubbs Barn, Wheaton Regional Park	2000 Shorefield Road, Wheaton	#31/3-2
Rock Creek Recreation Center	7901 Meadowbrook Lane, Chevy Chase	#36/90
Pinecrest Recreation Center	301 St. Lawrence Drive, Silver Spring	#32/31
Ken-Gar Palisades Recreation Center	4140 Wexford Drive, Kensington	#31/49
Veirs Mill Recreation Center	4425 Garrett Park Road, Wheaton	#31/50
Norbeck Rosenwald School	4101 Muncaster Mill Road, Rockville	#23/113-2
3. The County Executive did not submit any comments on the Amendment.
4. On February 25, 2014, the Council held a public hearing on the Amendment. The Amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On March 24, 2014, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Amendment.

- 6. On March 25, 2014, the County Council reviewed the Amendment and the recommendations of the Planning, Housing, and Economic Development Committee to designate all resources recommended by the Planning Board, with the exception of the Wheaton Youth Center.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources is approved with revisions. Council’s revisions are identified below. Some entire pages are deleted, and those deletions are so indicated by page number. Deletions to the text of the Plan on a retained page are indicated by [brackets], additions by underscoring.

Page 1 (cover) **[Planning Board Draft
January 2014] March 2014**

Pages 2 -28 (all footers) M-NCPPC Park Resources [Planning Board Draft]

Page 2

**[Planning Board Draft]
M-NCPPC Park Resources
An Amendment to the Master Plan for Historic Preservation
in Montgomery County**

A B S T R A C T

This document contains the text and supporting graphics for the [Planning Board Draft] Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources. [If adopted by the County Council and approved by the M-NCPPC, this] This document amends the Master Plan for Historic Preservation in Montgomery County, Maryland (1979), as amended; the Master Plan for the Communities of Kensington-Wheaton (1989), as amended; the North and West Silver Spring Master Plan (2000), as amended; the Four Corners Master Plan (1996), as amended; the Olney Master Plan (2005), as amended; The General Plan (on Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George’s Counties (1964), as amended; and the Revised Master Plan of Highways for the Maryland-Washington Regional District in Montgomery and Prince George’s Counties Maryland (1955), as amended.

This amendment [considers] considered the historic designation of eight M-NCPPC park-related resources—located in Planning Area 23 (Olney), Planning Area 31 (Kensington-

Wheaton), and Planning Area 32 (Kemp Mill-Four Corners)—that [have been] were nominated for addition to the Locational Atlas and Index of Historic Sites in Montgomery County Maryland and designation on the Master Plan for Historic Preservation.

Page 3 **[Planning Board Draft
January 2014] March 2014**

Page 8 The Amendment

Resources [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

[Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48]

* * *

[Resource] Resources Considered but Not [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48
Stubbs House, 2000 Shorefield Road, Wheaton Regional Park, #31/3-1 28

Maps

Resource Locations
[Wheaton Youth Center Proposed Environmental Setting]

Page 9 **The Amendment**

This Amendment [considers] considered the designation of eight potential historic resources that are owned or maintained by M-NCPPC. The Amendment [recommends designation of 7] designates 6 historic sites on the Master Plan for Historic Preservation and does not [recommend designation of one] designate 2 nominated [resource] resources. [If] Resources designated on the Master Plan, a resource [would be] are protected by the County’s Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. [If listed in the Locational Atlas, the resource would be protected under one provision of the Ordinance, being Chapter 24A-10, the Moratorium on Demolition and Substantial Alteration.]

Individual Sites [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

[Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48]
Stubbs Barn, 2000 Shorefield Road, Wheaton Regional Park, #31/3-2
Rock Creek Recreation Center, 7901 Meadowbrook Lane, Chevy Chase, #36/90

Pinecrest Recreation Center, 301 St. Lawrence Drive, Silver Spring, #32/31
 Ken-Gar Palisades Recreation Center, 4140 Wexford Drive, Kensington, #31/49
 Veirs Mill Recreation Center, 4425 Garrett Park Road, Wheaton, #31/50
 Norbeck Rosenwald School, 4101 Muncaster Mill Road, Rockville, #23/113-2

[Resource] Resources Considered but Not [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48
Stubbs House, 2000 Shorefield Road, Wheaton Regional Park, #31/3-1

Page 10-13 Delete all pages;

Page 19, 21, 23, 25, and 27 – the last sentence on the pages:

Site changes [that are considered normal park operations, including], such as the installation of playground equipment, may be done through staff-level review and do not require a historic area work permit. Such changes would have no material effect on the historic resource.

Page 28 **[Resource] Resources Considered but Not [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation**

Wheaton Youth Center (1963), 11711 Georgia Avenue, Silver Spring, #31/48

Editor’s note - Add a small map and picture and the following text:

The Wheaton Youth Center is an example of modern design executed for a simple and relatively inexpensive community building. The Wheaton Youth Center won an award from the American Institute of Architect’s Potomac Valley Chapter and was featured in the first edition of the AIA’s Guide to the Architecture of Washington D.C. (1965). The signature design feature is the double-curved form of the vaulted roof of the main auditorium block, which becomes a motif for the complex, echoed in the roofs of activity wing and entrance pavilion, as well as interior stage wall.

The resource represents the work of Keyes, Lethbridge & Condon, an architectural firm recognized for setting high standards for modern architecture in the Washington, D.C. region. The principal architect was Arthur Keys.

The Wheaton Youth Center has historic significance for representing the youth culture of the post-war era. In 1956, the Commission embarked on a new initiative to build a series of youth centers to meet the needs of teenagers. From 1965 to 1970, the facility was a major local music venue, reaching a regional.

A newly combined library and recreation requires increased open space. The Council found that the public interest is best served by not designating the resource.

All pages – general instructions

The text, maps, and tables are to be revised, as necessary, to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council