

Staff Draft Amendment to the
Master Plan for Historic Preservation
in Montgomery County, Maryland:

M-NCPPC PARK RESOURCES

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
September 2013

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
(Date to be Established)

Approved By:

THE MONTGOMERY COUNTY COUNCIL
(Date to be Established)

ABSTRACT

Staff Draft Amendment to the *Master Plan for Historic Preservation:*
M-NCPPC Park Resources

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The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
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ABSTRACT:

This document contains the text and supporting graphics for the Staff 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.

The Staff Draft presents the Historic Preservation staff recommendations for eight resources – located in Planning Area 23 (Olney), Planning Area 31 (Kensington-Wheaton), and Planning Area 32 (Kemp Mill – Four Corners) – which 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*. The Staff Draft recommends that seven resources be designated on the *Master Plan for Historic Preservation* and, as an interim measure, be added to the *Locational Atlas*; and that one resource be neither designated on the *Master Plan for Historic Resources* nor added to the *Locational Atlas*.

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THE AMENDMENT 1

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ABOUT THE MASTER PLAN FOR HISTORIC PRESERVATION (1979)

The *Master Plan for Historic Preservation in Montgomery County, Maryland* (1979), as amended, 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. A historic resource is added to the *Master Plan for Historic Preservation*, through the amendment process, the adoption action officially designates the property as a 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 to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the *Historic Preservation Ordinance*, shall apply 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 public worksession(s) 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 public worksession(s) to review the testimony, considers the analysis and recommendations provided by the Historic Preservation Commission and Historic Preservation staff, and revises 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 Land Use Article – Division II of the Maryland Annotated Code 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 worksession(s) to review the testimony and makes recommendations to the County Council. The Council holds its own worksession(s), makes revisions to the Planning Board Draft according to its assessment of which resources and districts should be designated, and then adopts a resolution approving the Planning Board Draft Plan, as revised.

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 County's Historic Preservation Ordinance, Chapter 24A. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission (HPC) and a historic area work permit issued under the provisions of the Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the 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.

Designating 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 will 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 that 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 a historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for public or private property must be issued prior to altering a 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.

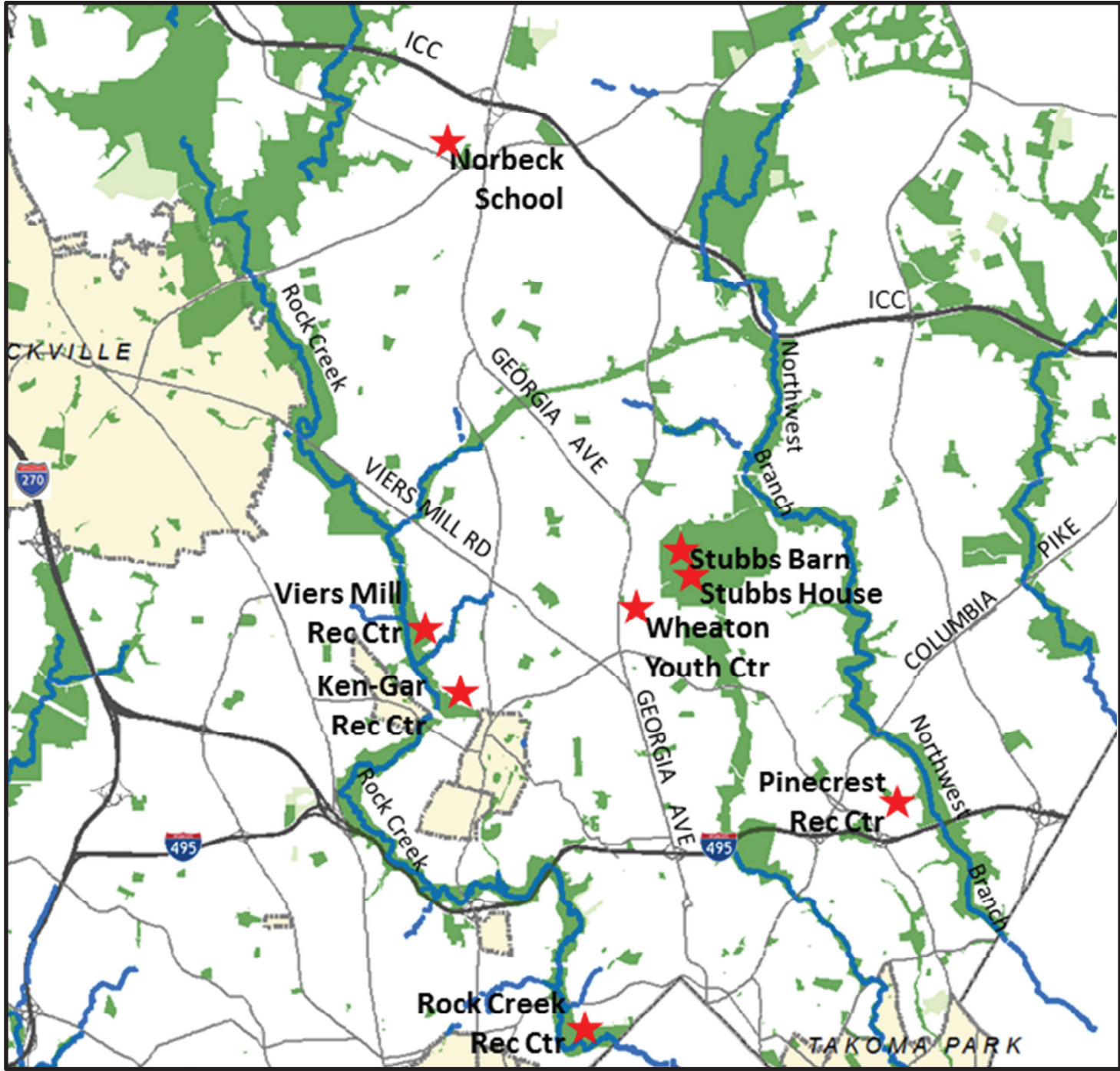
In many cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. To provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

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 Environmental Protection and the HPC to prevent the demolition of historic buildings through neglect.

Montgomery County provides a tax credit against County real property taxes in order 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). Furthermore, the HPC maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants, and low interest loan programs.

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 the buyer signs a sales contract (Section 40-12A). This law requires that the prospective buyer must indicate, by signing an addendum to the contract or a separate section of the contract, that the seller has made such disclosure and that the buyer understands that special restrictions on physical changes may apply to the property.



THE AMENDMENT

This Amendment considers the nomination of eight resources for designation on the *Master Plan for Historic Preservation* and/or listing in the *Locational Atlas and Index of Historic Sites*. 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.

The following resources, which are owned and/or maintained by M-NCPPC, are being evaluated for potential historic designation:

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

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

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

Viers Mill Recreation Center, 4425 Garrett Park Road, Wheaton, #31/50

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



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



This resource is being nominated by Historic Preservation Staff, at the direction of the Historic Preservation Commission. STAFF RECOMMENDATION: Designate on the Master Plan for Historic Preservation, Add to Locational Atlas.



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

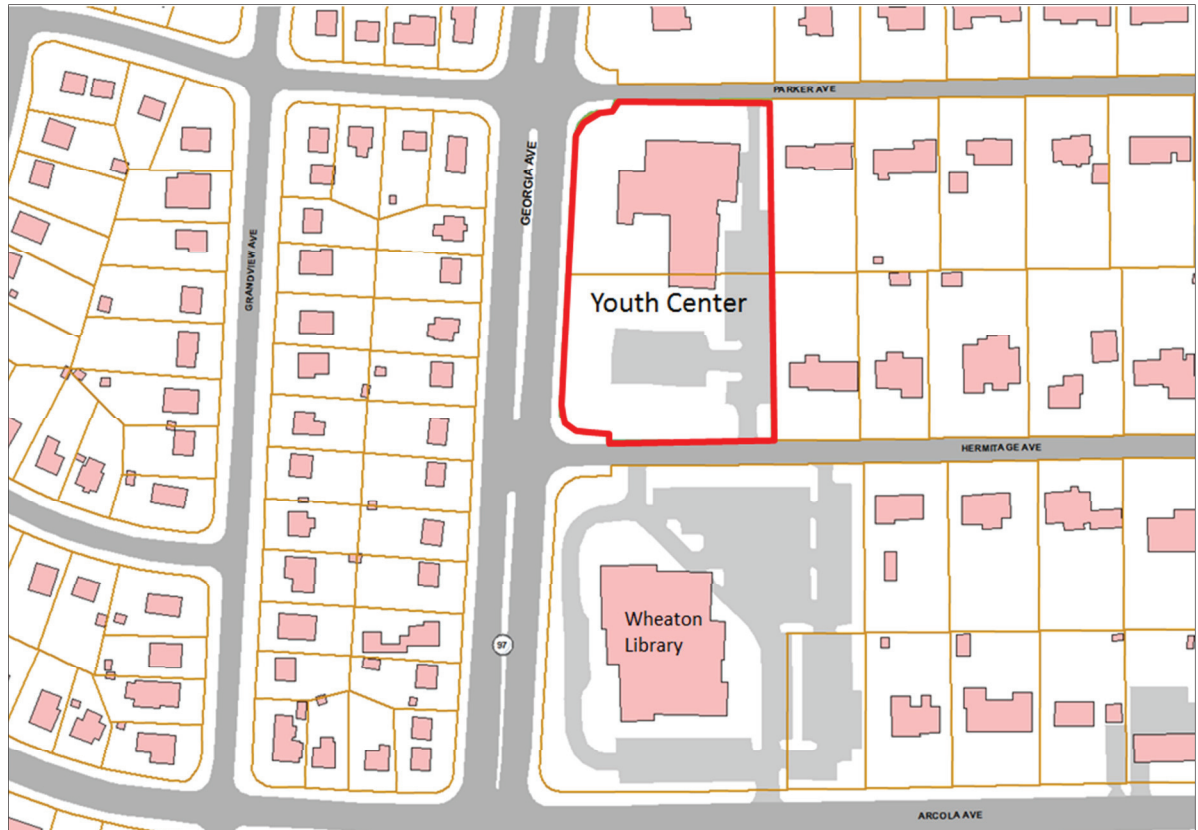
- Combining sophistication and rusticity, the Wheaton Youth Center is an excellent example of modern design executed for a simple and relatively inexpensive community building. Designed by Keyes, Lethbridge & Condon, the Wheaton Youth Center won an award from the American Institute of Architect's Potomac Valley Chapter and was featured in the first edition of the AIA's *Guide to the Architecture of Washington DC* (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, DC 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

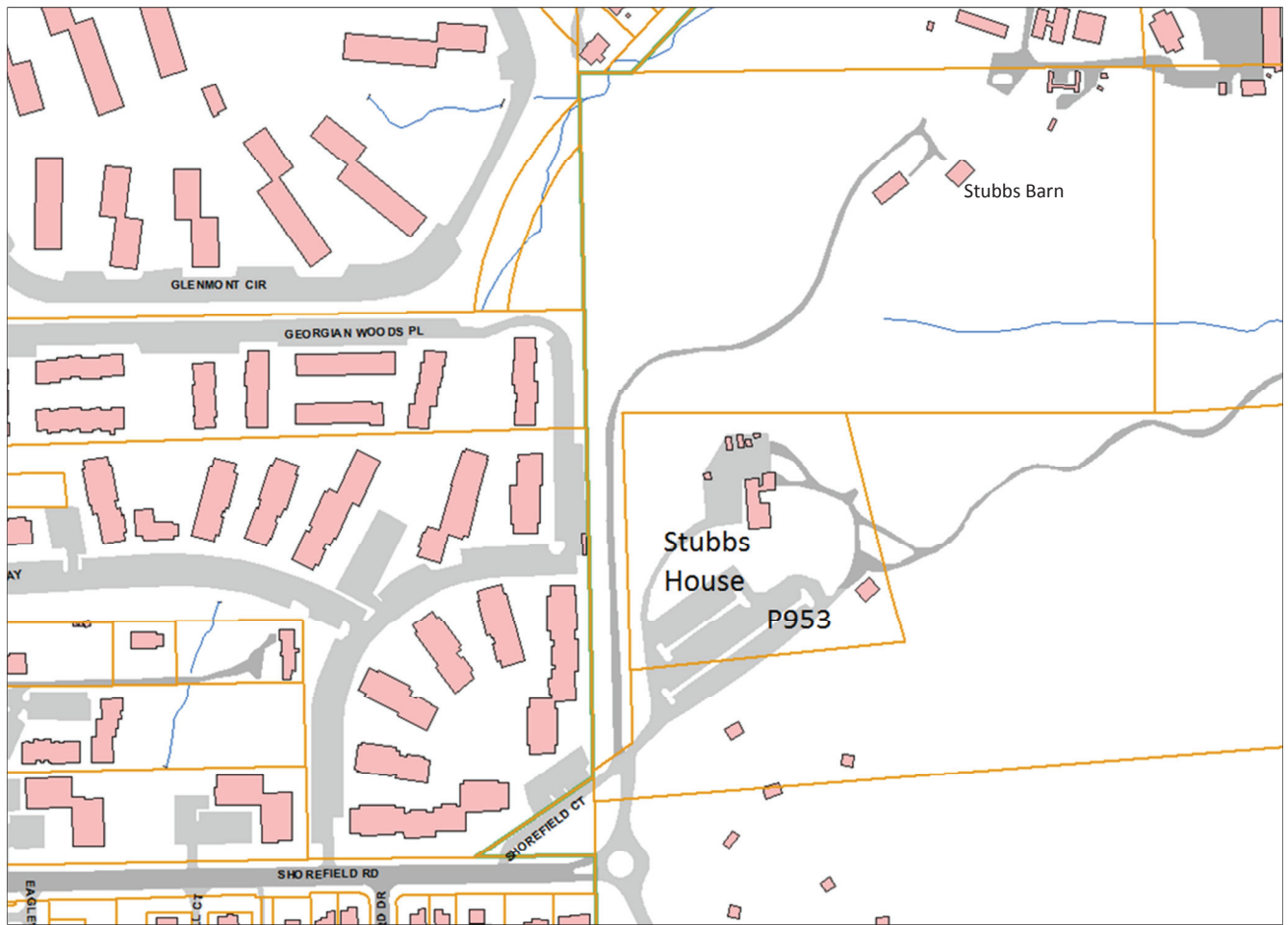
Keyes in Montgomery County have recently been lost, including the award-winning Harold Hirschberg House (1951), in Bethesda, and Arthur Keyes House (1960), a cantilevered retreat built along the Potomac.

- 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;
 - 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;
 - 2(b) represents the work of a master; and
 - 2(c) possesses high artistic values.
- The recommended environmental setting is the entire property, being Lots 3, 4, 19, 20 and parts of Lots 1 and 2; Block 7 (Tax Accounts 13-01093225 and 13-01093236), excluding the master planned right of way for Georgia Avenue.



Auditorium





This resource is a citizen nomination. **STAFF RECOMMENDATION:** Do not designate on the Master Plan for Historic Preservation, nor add to Locational Atlas.



Stubbs House, c1940

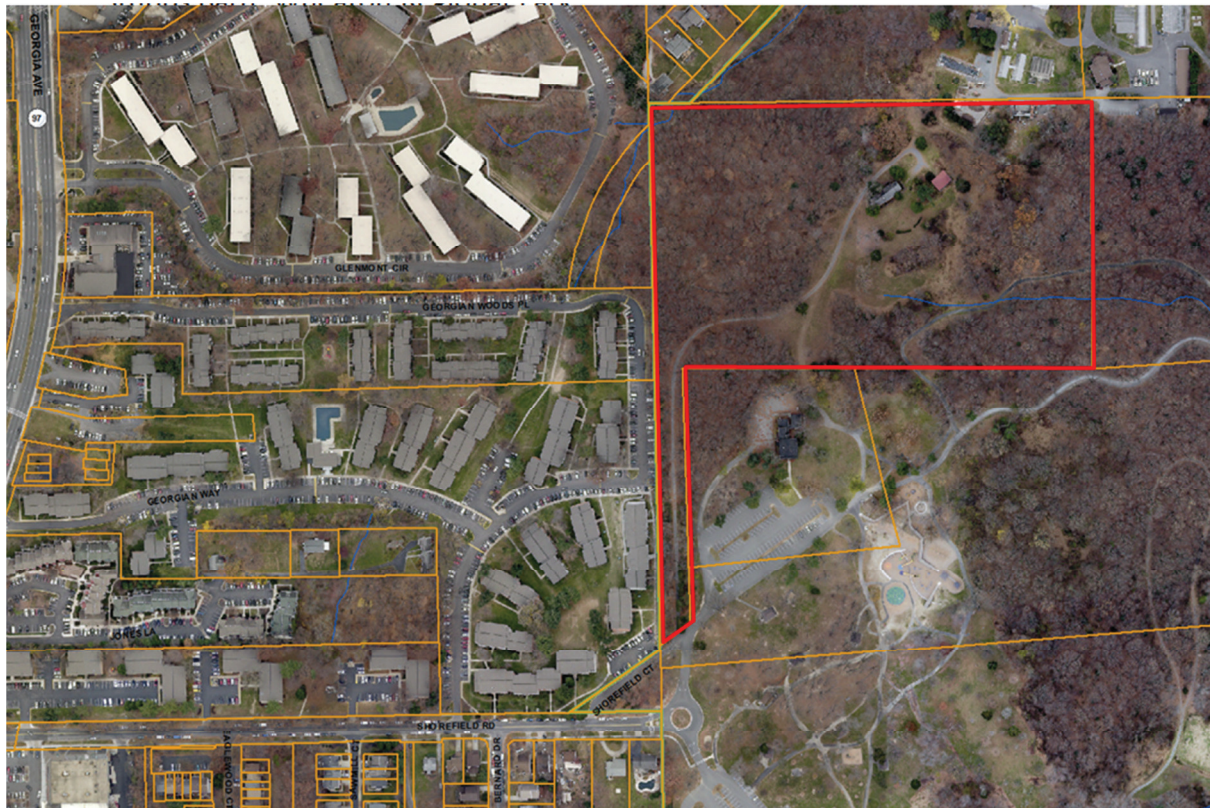
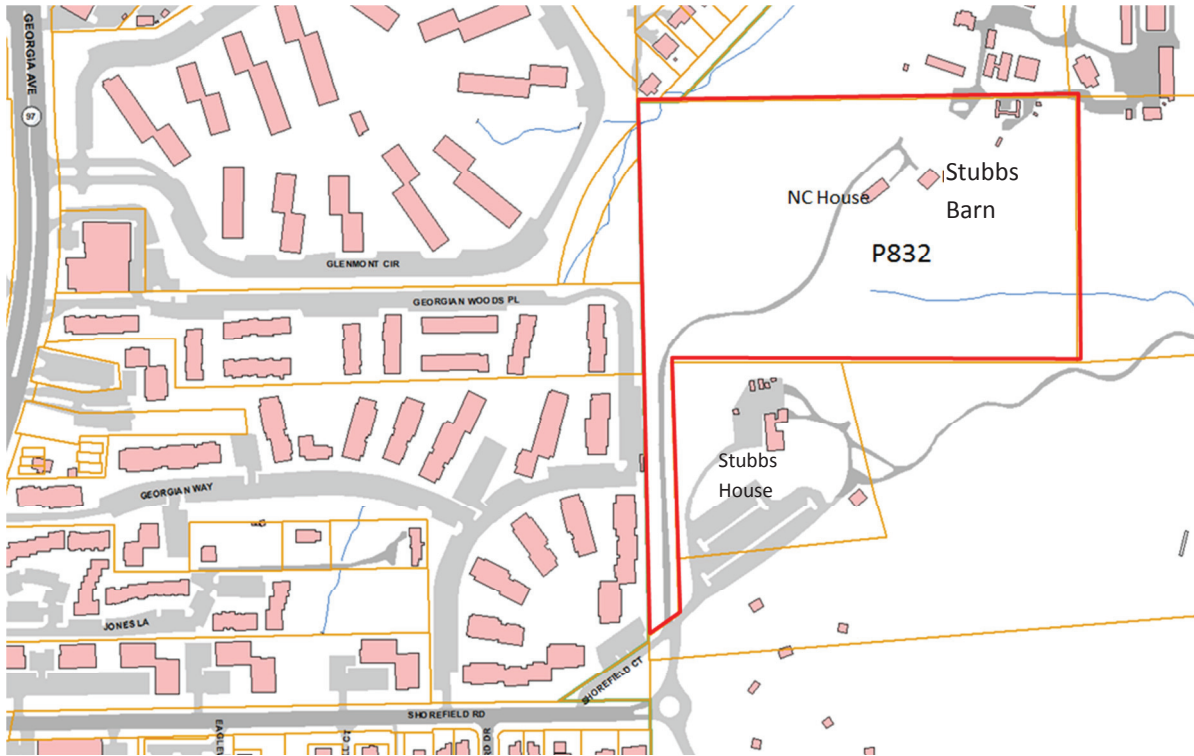


Current view

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

The Stubbs House, constructed by William Stubbs, has been nominated for historic designation on behalf of a family descendant. The nomination prepared by Susan Soderberg states the following:

- The resource represents the first development of summer retreats in the countryside of Montgomery County by federal government employees in Washington, D.C.; and because the owner and his family had connections with prominent national political figures, many of whom visited the house; and because the family was involved in the prominent and controversial Irish-American politics of the early 19th century; and because the farm was a Confederate encampment site during General Jubal Early's raid on Washington July 11-12, 1864;
- The Stubbs House is the only remaining house representing the once thriving village of Mitchell's Crossroads on the Washington-Brookeville Turnpike (Georgia Avenue), now absorbed into Wheaton, and the farming community that surrounded it in the mid-19th century;
- An example of a large country house, built in 1850, which exhibits a blend of mid-19th century architectural styles. Original features include a cross gable roof and 6/6 wood windows.
- The resource sits on the edge of and at the entrance to Wheaton Regional Park, a large free public park with a playground, carousel, and hiking trails, visited by people from across the county, and visible park users and to residents of the surrounding neighborhood;
- The nomination asserts that the Stubbs House 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;
 - 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities;
 - 2(d) represents a significant and distinguishable entity whose components may lack individual distinction;
 - 2(e) represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.
- Staff does not agree that this resource merits designation. The Stubbs House was previously listed on the Locational Atlas. It was evaluated, found not to merit designation, and, in 1989, was removed from the Atlas. Alterations to the house, including brick siding and a front addition, have diminished the integrity of this resource.



Parks Department staff has submitted the nomination for this resource. **STAFF RECOMMENDATION:** Designate on the Master Plan for Historic Preservation, Add to Locational Atlas



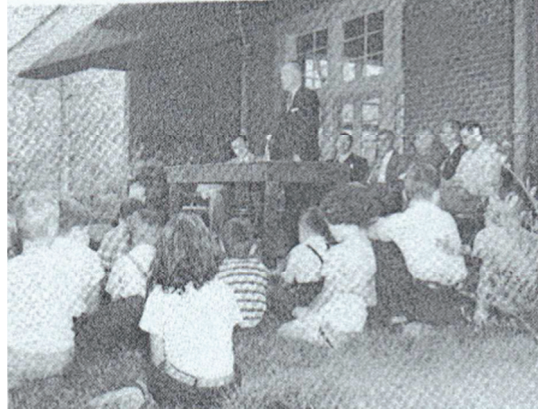
Stubbs Barn, 1976 view (Michael Dwyer)



Current view

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

- 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 the parcel, P832, on which the resource is located, being 16.36 acres. Non-contributing resources are the 20th century house and the park-related outbuildings in the northeast portion of the parcel.



Opening Day at Viers Mill Recreation Center, 1955



M-NCPPC Seal, 1957

Each of the five resources in this section has been researched and nominated by Parks Department staff.

M-NCPPC RECREATION CENTERS, MONTGOMERY COUNTY

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

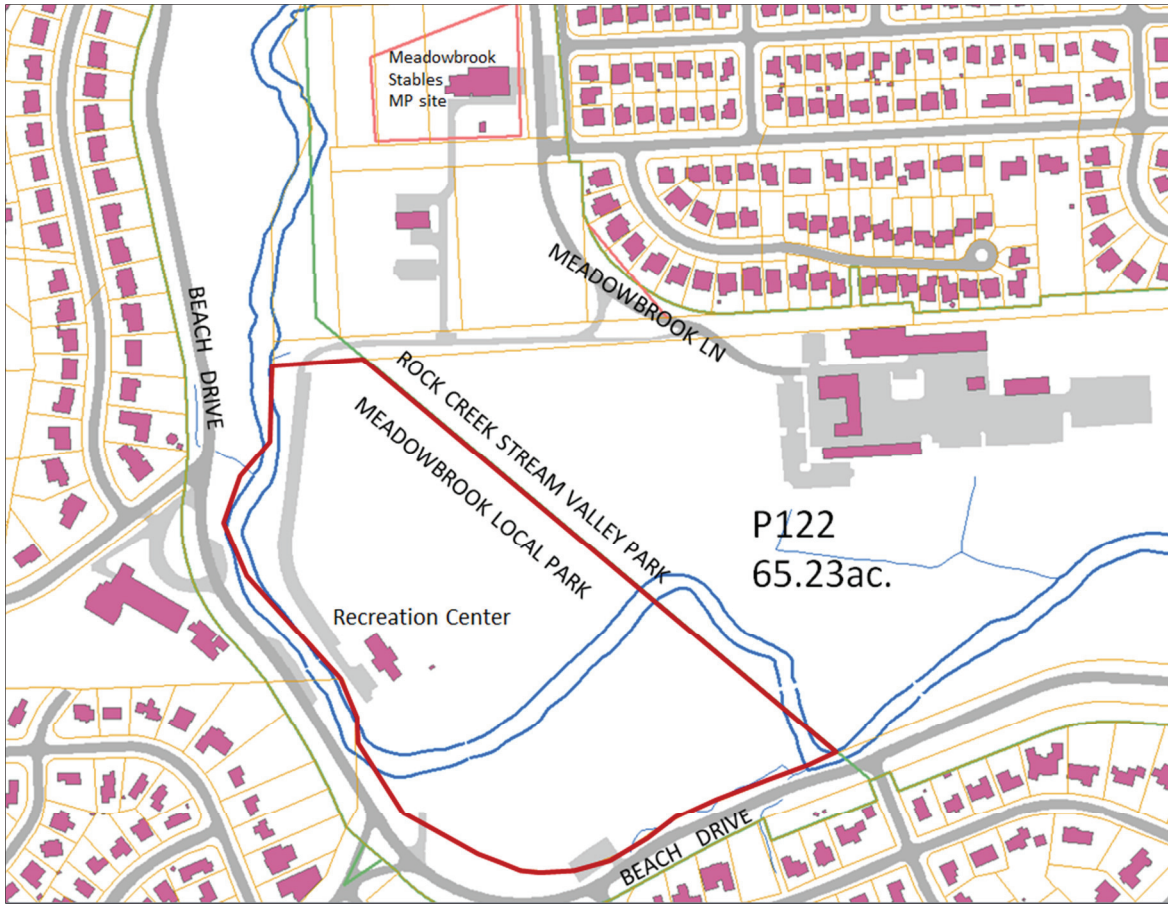
Era III: Conversion of World War II Federal Surplus Buildings: 1953-1956

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.



STAFF RECOMMENDATION: Designate on the Master Plan for Historic Preservation, Add to Locational Atlas



1940s view (M-NCPPC)

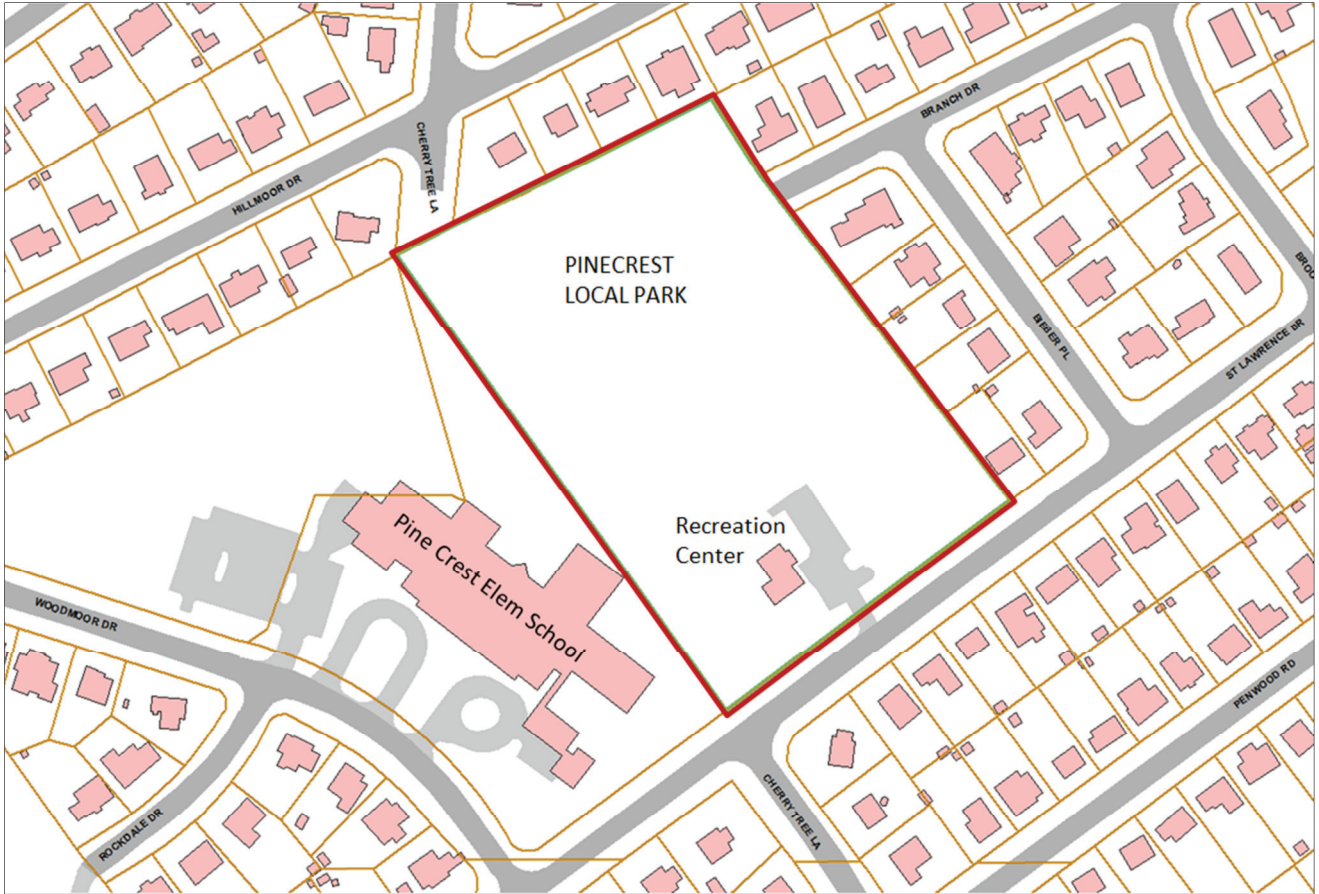


Current view

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

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

- 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. 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.
- 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.



STAFF RECOMMENDATION: Designate on the Master Plan for Historic Preservation, Add to Locational Atlas



1955 view (M-NCPPC Annual Report)

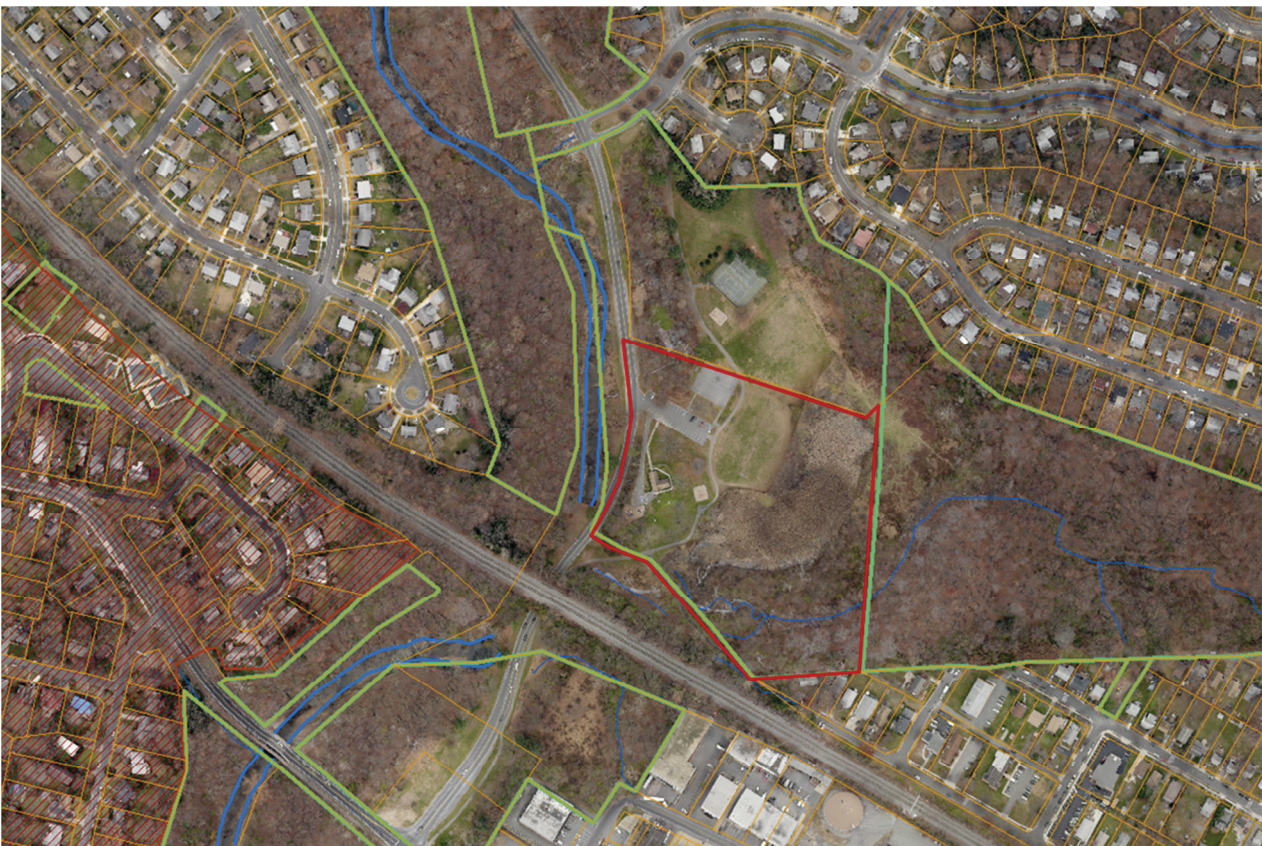
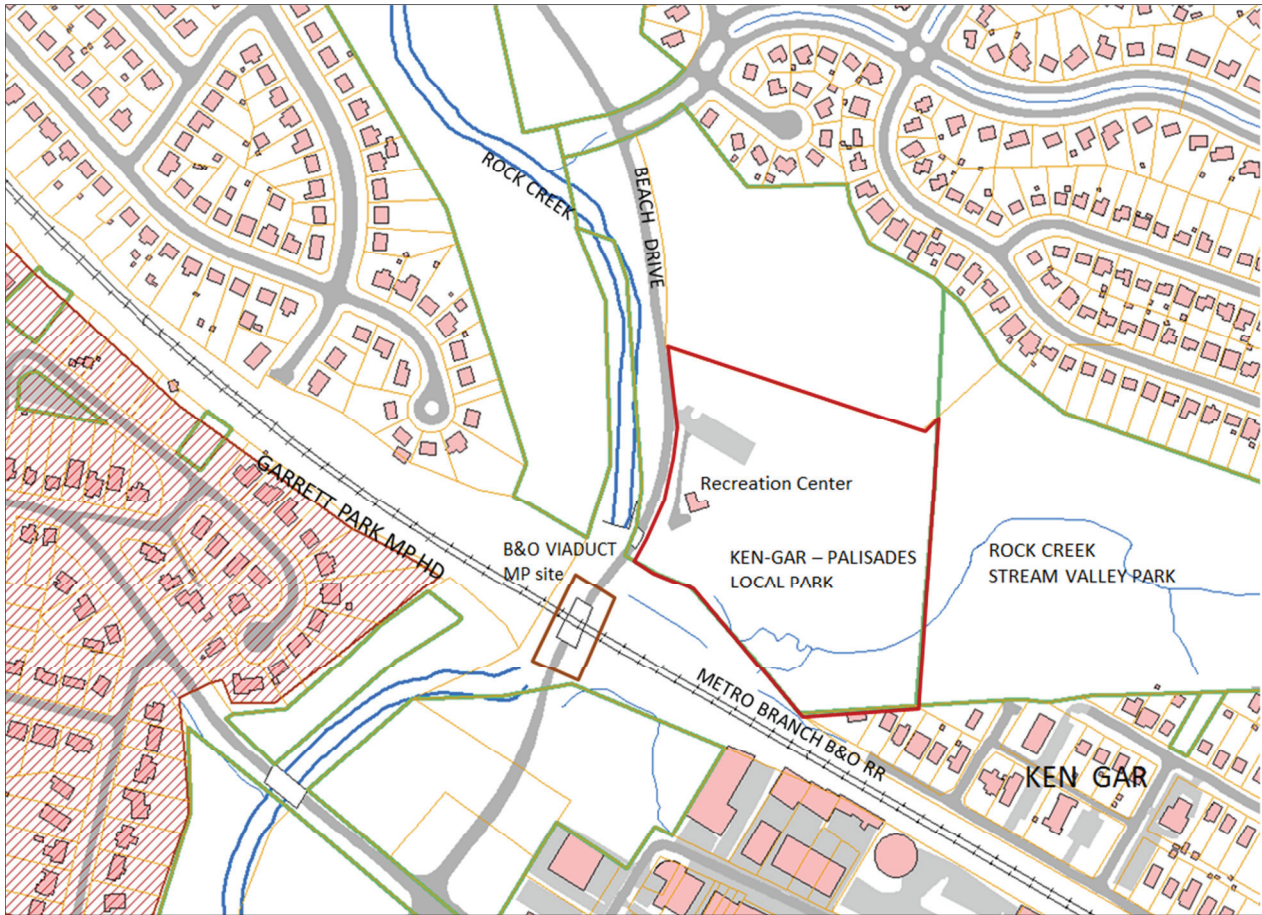


Current view

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

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

- 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).
- 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.



STAFF RECOMMENDATION: Designate on the Master Plan for Historic Preservation, Add to Locational Atlas



1962 view (M-NCPPC)



Current view

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

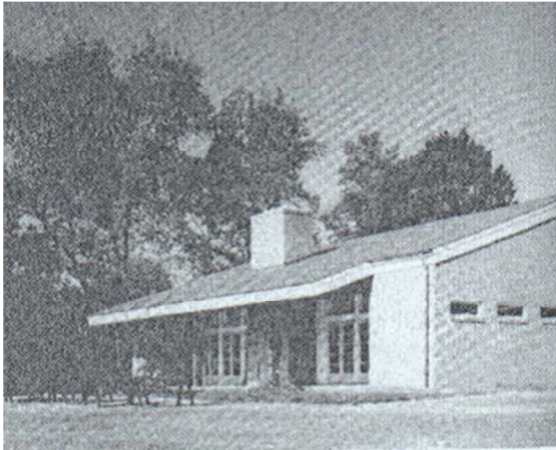
#31/49 Ken-Gar – Palisades Recreation Center (c1942-44; 1956), 4140 Wexford Drive, Kensington

- 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.



*Note: The park name (Veirs) is spelled differently from the historic site (Viers).

STAFF RECOMMENDATION: Designate on the Master Plan for Historic Preservation, Add to Locational Atlas



1955 view (M-NCPPC)



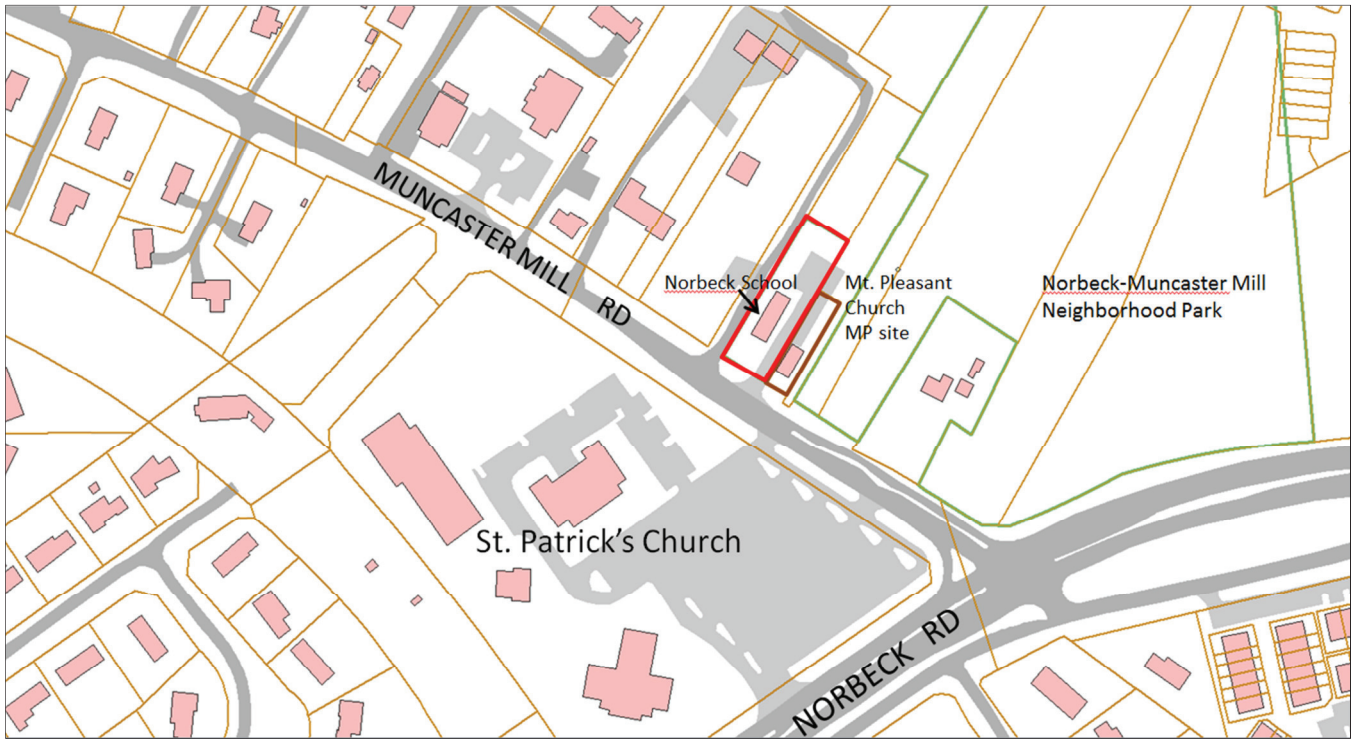
Current view

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

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

- The Viers Mill Recreation Center, built in 1954 for the Viers 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.
- Viers 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*, 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.

*See footnote previous page.



STAFF RECOMMENDATION: Designate on the Master Plan for Historic Preservation, Add to Locational Atlas



1962 view (MCHS)



Current view

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

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

- 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 sq ft.



**Staff Draft Amendment
to the *Master Plan for Historic Preservation:*
M-NCPPC Park Resources**

September 2013

The Maryland-National Capital Park and Planning Commission