

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4425 Garrett Park Rd., Silver Spring	Meeting Date:	12/5/18
Resource:	Individually Listed Master Plan Site Veirs Mill Recreation Center (31/50)	Report Date:	11/28/18
Applicant:	M-NCPPC	Public Notice:	11/21/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/50-18A	Staff:	Dan Bruechert
PROPOSAL:	Railings and hardscape alterations		

STAFF RECOMMENDATION:

- Approve**
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site (*Veirs Mill Recreation Center #31/50*)
 STYLE: Modern
 DATE: 1954

From the application:

Built in 1954, the Veirs Mill Recreation Center embodies the architectural trends of the mid-20th century and is representative of the standardization of county recreation buildings in the Cold War years. The building functions in its original role and retains most of its original fabric with the exception of the large picture window in the north wall.



Figure 1: The Veirs Mill Recreation center is located at the intersection of Garrett Park Rd. and Beach Dr.

PROPOSAL

The applicant proposes to:

1. Install a 14' (fourteen foot) long ADA handrail;
2. Replace a section of asphalt with a new concrete walkway.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller
Daytime Phone No.: 301-650-4390

Tax Account No.: 00969105
Name of Property Owner: MNCPPC - Mo. Co. Dept. of Parks Daytime Phone No.: 301-650-4390
Address: 7500 Brunett Ave. Silver Spring MD 20901
Street Number City State Zip Code
Contractor: HTSB Parks Staff Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4425 Garretts Park Rd Street: _____
Town/City: Silver Spring Nearest Cross Street: Beach Dr.
Lot: _____ Block: _____ Subdivision: Tax Map HQ 31 Parcel P231
Liber: 1899 Folio: 447 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: sidewalk, railings + other sidewalk

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Julie Mueller Signature of owner or authorized agent Date: Oct: 24, 2018

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT:

a. Description of existing structural and environmental setting, including historic features and significance

Environmental Setting

Veirs Mill Recreation Building is located on 17.52 acres at Garrett Park Road. It is surrounded to the west by an open lawn that includes playground equipment. The site has a rectangular, paved parking area in front of the building. The area to the north of the building that was originally designated for picnicking amid woodland is now made up of recreational fields, accessed via a series of descending steps. Basketball courts sit at the edge of the wooded trail that threads along Beach Drive in Rock Creek Park.

Exterior

The Veirs Mill Recreation Building is a west-facing, one-story, brick rectangular structure resting on a concrete foundation. It has a one-story wing to its right.

The building's basic components are intact to their construction period, and include an open recreation room; an open, but covered front terrace; small projecting front storage and rear kitchen nodes; and a restroom wing. The short kitchen extension to the rear and the restroom block to the south (which is set back from the façade) both serve to vary the otherwise uniform massing of the building. The short side of the building faces the street, but the parking lot immediately gives access and a view to the facade. The low, side-gable roof is clad with asphalt shingles. Alterations made over time principally include windows and doors that have been bricked in.

Significance

Built in 1954, the Viers Mill Recreation Center embodies the architectural trends of the mid-20th century and is representative of the standardization of county recreation buildings in the Cold War years. The building functions in its original role and retains its most of its original fabric and, with the exception of the large picture window in the north wall.

Maryland-National Capital Park and Planning Commission was founded in 1927 as a stream-valley park system to protect 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. The Commission augmented the natural landscape with the construction of buildings to house indoor recreation activities. The Viers Mill Recreation Center is one of five park recreation buildings identified as worthy of preservation. Each represents a specific era of construction for the Commission.

- 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 Community Rec. Centers during Cold War Suburbanization: 1950-1990
- Era V: Re-purposing Structures to Become Activity Buildings, 1937-1968

Viers Mill represents Era IV. Standardized in form and material, Veirs Mill reflected the need of the Commission to efficiently and economically mass produce this high-demand public amenity in post-war

Montgomery County. This facility has strong architectural integrity, retaining details that harkened back to the mid-20th century period.

b. General description of project and its effect on the historic resources and environmental setting.

The project seeks to

- Install a black, Parks standard handrail for a short section of the 14-foot long ramp to the building to meet ADA requirements.
- Replace the existing, eroded, steep, 8-foot long asphalt walk that connects the parking lot to the building with a concrete 5-foot wide walkway that will include two sets of steps with four risers each and railings in accordance with ADA requirements.
- Remove approximately 10 feet of asphalt paving along the edge of the parking lot to create additional greenspace to increase run-off absorption. The lot will be re-stripped so that no parking spaces are lost.
- Install an approximately 100-foot-long and 3-foot-wide bio-swale along an existing drainage swale to improve water quality. The final grade for the bio-swale will be within one foot of the existing surface and will be designed to blend into the existing greenspace.

Effect: No historic or archaeological resources will be altered for this project. The project will have no adverse effect on the historic character-defining features of the property. It will not alter or diminish the integrity of location, design, setting, materials, workmanship, feeling or association.

2. SITE PLAN: see attached drawing

3. PLANS AND ELEVATIONS: see attached drawing

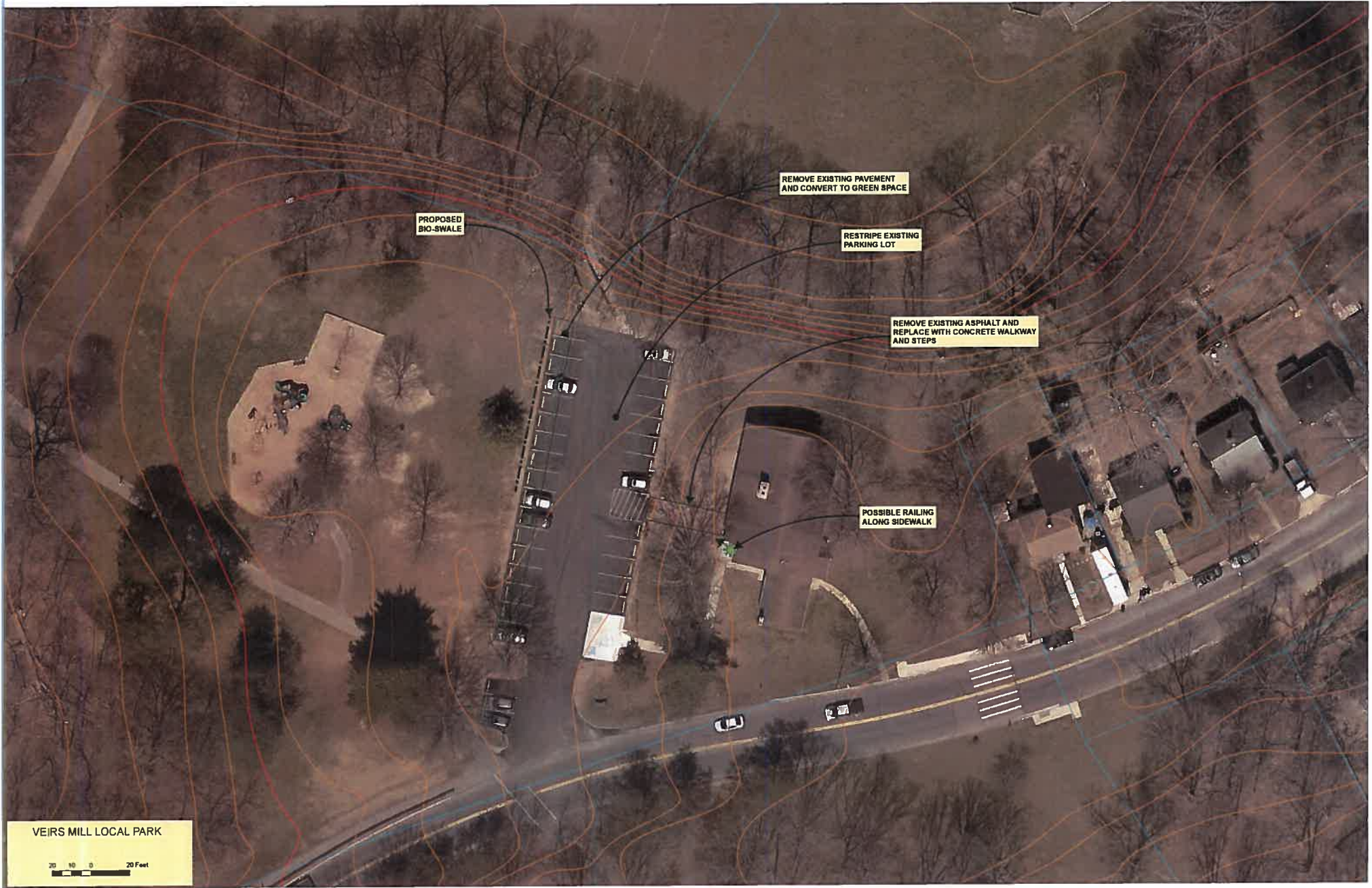
4. MATERIAL SPECIFICATIONS: see attached drawing

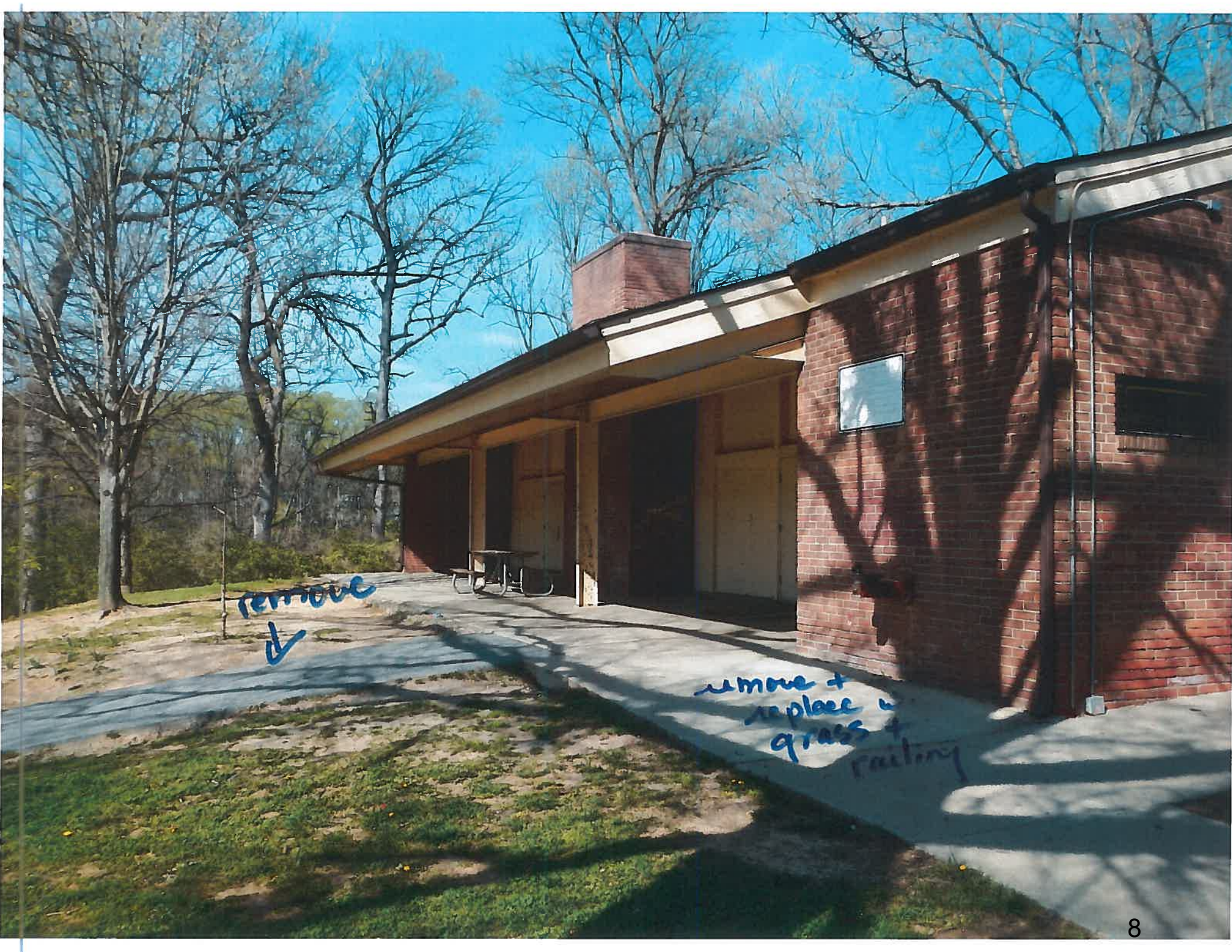
5. PHOTOGRAPHS: See attached

7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS:

4415 Garrett Park Road, Silver Spring 20906


MNCPPC-owned Parkland





remove
↓

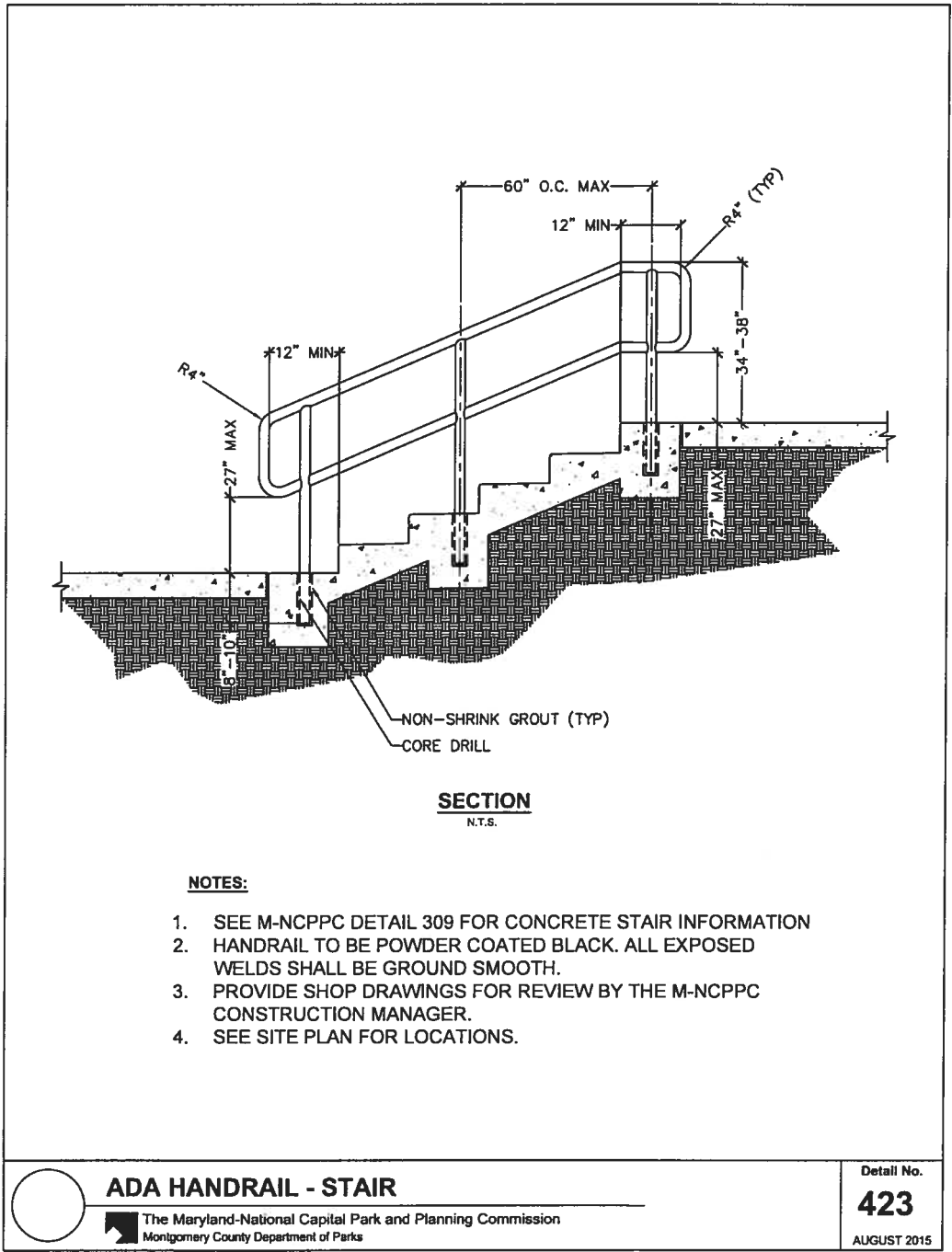
remove +
replace w
grass +
railing

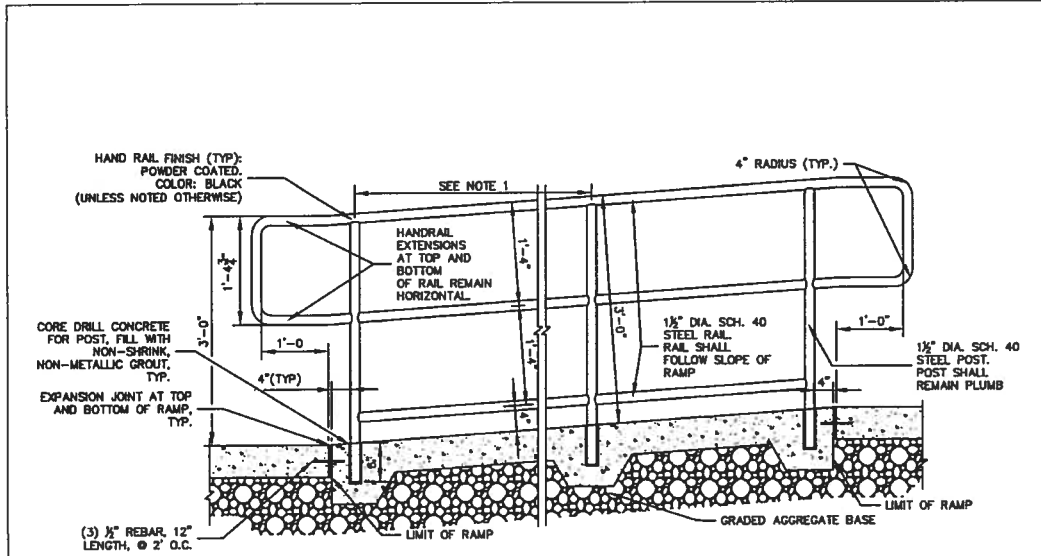


Asphalt work to
be removed +
replaced w. concrete
+ skirts

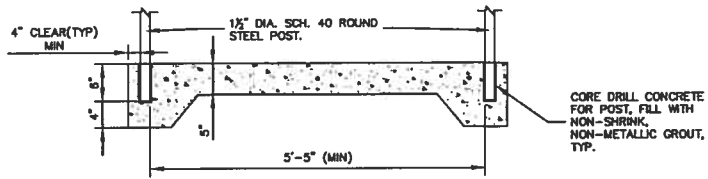


← Proposed Diesel area






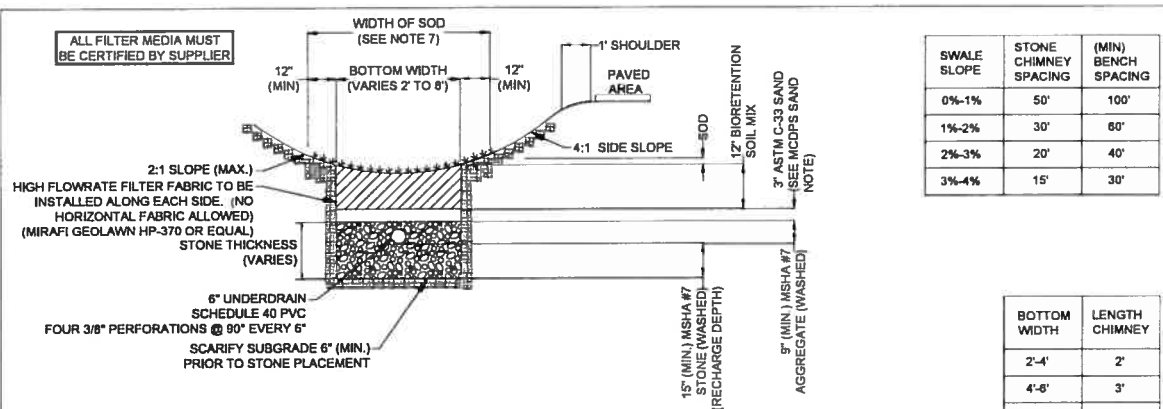
PROFILE
NTS



SECTION
NTS

- NOTES:
1. MAXIMUM POST SPACING SHALL BE 5' (MAX) ON STRAIGHT ALIGNMENTS AND 4' (MAX) ON CURVED ALIGNMENTS WITH A RADIUS LESS THAN 30'.
 2. MAINTAIN 2" MIN. COVER FOR ALL REBAR.
 3. PROVIDE SHOP DRAWINGS FOR REVIEW BY M-NCPPC CONSTRUCTION MANAGER.
 4. ALL WELDS EXPOSED TO VIEW SHALL BE GROUND SMOOTH.
 5. FINISH: POWDER COAT. COLOR: BLACK (UNLESS NOTED OTHERWISE).
 6. SEE SITE PLAN FOR LANDING LOCATIONS.
 7. PROVIDE CONSTRUCTION JOINTS WHERE SPECIFIED BY THE MNCPC CONSTRUCTION MANAGER.
 8. IN LIEU OF CORE DRILL, CONCRETE SLEEVES MAY BE INSTALLED WITH THE APPROVAL OF M-NCPPC CONSTRUCTION MANAGER.

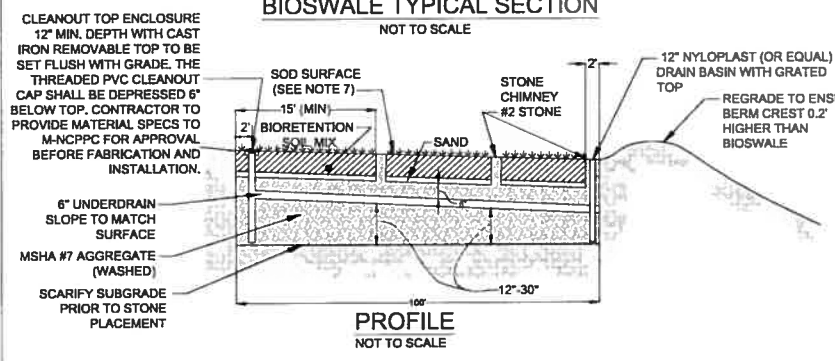
	ACCESSIBLE RAMP DETAIL	Detail No. 422
	The Maryland-National Capital Park and Planning Commission Montgomery County Department of Parks	SEPT 2017



SWALE SLOPE	STONE CHIMNEY SPACING	(MIN) BENCH SPACING
0%-1%	50'	100'
1%-2%	30'	60'
2%-3%	20'	40'
3%-4%	15'	30'

BOTTOM WIDTH	LENGTH CHIMNEY
2'-4'	2'
4'-6'	3'
6'-8'	4'

BIOSWALE TYPICAL SECTION
NOT TO SCALE



BIOSWALE PARAMETER	DESIGN	ASBUILT *
LENGTH	100'	
BOTTOM WIDTH	3'	
SLOPE	1%	
SOIL AND SOD THICKNESS	12"	
SAND THICKNESS	3"	
STONE THICKNESS (MIN.)	27"	
SOD WIDTH	6"	
RECHARGE DEPTH	42"	
CHIMNEY #	3	
BENCH #	0	

BIORETENTION SOIL MIX

- 1/3 PERLITE OR SOLITE - HORTICULTURAL COARSE GRADE
- 1/3 COMPOST - HIGH GRADE AND FREE OF STONES AND PARTIALLY COMPOSTED WOODY MATERIAL
- 1/3 TOPSOIL MEETING THE FOLLOWING MINIMUM CRITERIA: 60-85% SAND, 10-20% SILT, AND LESS THAN 5% CLAY

- NOTES:**
1. ALL FILTER MEDIA MUST BE CERTIFIED BY SUPPLIER.
 2. LONGITUDINAL SLOPE NOT TO EXCEED 4% UNLESS APPROVED BY PARKS.
 3. STONE RECHARGE STORAGE SUBGRADE TO BE BENCHED IN FIELD BASED ON SWALE SLOPE AS SHOWN IN ATTACHED TABLE.
 4. PROVIDE 6" PVC CLEANOUTS AT 150' O.C (MAX). AND AT ALL BENDS/TERMINAL POINTS USING THREADED SCREW ON PVC TOP SET 6" BELOW GRADE INSIDE AN APPROVED CLEANOUT BOX. SEE DETAIL FOR MORE INFORMATION.
 5. PROVIDE SQUARE SHAPED STONE CHIMNEY (BOTTOM WIDTH x LENGTH) OF WASHED #7 STONE WITH FILTER FABRIC ON SIDES ONLY. SEE TABLE FOR MORE INFO.
 6. ON A CASE BY CASE BASIS, TOP 6" OF STONE CHIMNEYS MAY REQUIRE #2 AS DETERMINED BY THE PROJECT ENGINEER, BASED ON OVERALL DRAINAGE AREA & SLOPE OF BIOSWALE.
 7. SCARIFIED SUBGRADE TO BE INSPECTED BY PARKS PRIOR TO STONE PLACEMENT. PARKS MAY REQUEST ADDITIONAL EXCAVATION IN FIELD TO ENHANCE INFILTRATION.
 8. SOD SHALL BE GROWN FROM A SAND BASED SOIL MEDIUM AVAILABLE FROM: THE Turf Center, Inc. Spencerville, MD, Quantico Creek Sod Farms, INC., OR APPROVED EQUAL.
 9. THE CONTRACTOR IS RESPONSIBLE FOR SOD ESTABLISHMENT AND WATERING. IF PARKS DETERMINES THAT SOD WAS NOT PROPERLY WATERED AND DOES NOT SURVIVE, PARKS MAY REQUIRE THAT THE SOD BE REPLACED AT THE CONTRACTORS EXPENSE.
 10. IF CONTRUCTION OCCURS OUTSIDE OF SODDING SEASON, THEN PERMANENT STABILIZATION SHALL BE DETERMINED ON A CASE BY CASE BASIS.
 11. CONTRACTOR TO MAINTAIN PHOTOLOG OF INSTALLATION PROCESS AND SUBMIT TO PARKS PRIOR TO FINAL INVOICE. PHOTOS SHOULD INCLUDE A MEASURING TAPE TO VERIFY DEPTHS OF MATERIALS USED.

BIOSWALE - VEIRS MILL LOCAL PARK