

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	301 St. Lawrence Dr., Silver Spring	Meeting Date:	9/11/2019
Resource:	Master Plan Site #32/31 Pinecrest Recreation Center	Report Date:	9/4/2019
Review:	HAWP	Public Notice:	8/28/2019
Case Number:	32/31-19A	Tax Credit:	n/a
Applicant:	M-NCPPC Montgomery Parks	Staff:	Dan Bruechert
Proposal:	Foundation Alterations		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

PROJECT DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #32/31 *Pinecrest Rec. Center*
STYLE: Cottage Style
DATE: 1941-1946



Figure 1: Pinecrest Rec. Center is located on a 5-acre parcel in a residential neighborhood.



Figure 2: Plywood infill panels at the basement level of the rec center.

PROPOSAL

The applicant proposes to remove the plywood panels filling in basement window openings and replace them with parged CMU, painted to match the existing piers. Staff finds that this is a minimal alteration, at the basement level, of a resource that was nominated for listing on the Master Plan for Historic Preservation for its contribution to the social history of the county and for its type of building (i.e. cottage-style Parks facility).

Staff finds the proposal will be more durable than the existing design solution and will be reversible, should Montgomery Parks desire to make the basement publicly accessible in the future. Staff recommends approval of this HAWP.



Figure 3: View of the rec center from St. Lawrence Dr.

APPLICABLE GUIDELINES

The use of the expedited review form is supported by the second item on the Policy on Use of Expedited Staff Reports for Simple HAWP Cases:

2. Modifications to a property, which do not significantly alter its visual character.

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
 - (3) The proposal would enhance or aid in the protection, preservation and public utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1), (2), and (3)* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the site, and the purposes of *Chapter 24A*; and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*,

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/583-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Eileen Emmet
Daytime Phone No.: 301-495-2550

Tax Account No.: 00968908
Name of Property Owner: M-NCPPC, Mo Co. Parks Daytime Phone No.: 301-495-2550
Address: 9500 Brunett Ave. Silver Spring MD 20901
Street Number City State Zip Code
Contractor: Mo Co. Parks Phone No.:
Contractor Registration No.:
Agent for Owner: Eileen Emmet Daytime Phone No.: 301-495-2550

LOCATION OF BUILDING/PREMISE

House Number: 301 St. Lawrence Dr. Street:
Town/City: Silver Spring Nearest Cross Street: Branch Dr.
Lot: 11 Block: Subdivision: North Takoma Highlands
Liber: 00943 Folio: 00199 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Rem
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE

- ☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: \$ 750

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.

Eileen Emmet
Signature of owner or authorized agent

8-15-2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 88-7203 Date Filed: _____ Date Issued: _____

Edit 8/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Eileen Emmet
 Daytime Phone No.: 301-495-2550

Tax Account No.: 00968908
 Name of Property Owner: M-NCPPC, MoCo Parks Daytime Phone No.: 301-495-2550
 Address: 9500 Brunett Ave. Silver Spring MD 20901
Street Number City State Zip Code
 Contractor: MoCo Parks Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Eileen Emmet Daytime Phone No.: 301-495-2550

LOCATION OF BUILDING/PREMISE

House Number: 301 St. Lawrence Dr. Street: _____
 Town/City: Silver Spring Nearest Cross Street: Branch Dr.
 Lot: 11 Block: _____ Subdivision: North Takoma Highlands
 Liber: 00943 Folio: 00199 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 ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 700

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: _____

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Eileen Emmet
 Signature of owner or authorized agent

8.15.2019
 Date

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.

Pinecrest Recreation Building is located off of St. Lawrence Drive, within the Pinecrest Local Park in Silver Spring, Maryland. Constructed between 1944 and 1946 with a cottage-like appearance, it retains strong architectural integrity, with details harkening back to the World War II-era. The building became one of the structural models for several future M-NCPPC recreational facilities in Montgomery County, emulated throughout the late 1940s and into the 1950s. During the war years, it served as a gathering place for after school programming and summer activities for children whose parents were a part of the war efforts. It has been a vital part of the Woodmoor community for over half a century and continues to be used as a recreation facility for the park.

Pinecrest sits on a small hill with concrete steps leading up from the parking lot, and in one area, an ADA-accessible ramp provides entry into the building. It is surrounded by a number of mature trees, a playground and parking lot, as well as a patio area, which was renovated in 1987. The park also includes picnic tables, multi-purpose ball fields, and tennis courts.

Pinecrest Recreation Building is a one-story, irregularly shaped, cross-gabled structure, with a raised, poured concrete basement level. Spanning approximately 2,175 square feet, it is of frame construction. The building was originally wood-sided, but the vinyl siding was added in 1987 to reflect a wave of minor renovations that the community thought necessary. The cross-gabled roof is shingled in asphalt. Security grating covers all of the windows.

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

Front Elevation Basement Window Infill at Stair Path. The existing foundation window is covered with plywood which is deteriorating and difficult to maintain. Parks proposes a more permanent, but reversible solution that would replace the plywood with cmu, parging, and paint to align with and match the surrounding foundation wall. The brick sill would also be parged and painted but the projecting edges would still be visible. The goal is to match the condition on the rear elevation: a former window was closed with cmu, parged and painted flush with the surrounding wall, with the edges of the original sill still expressed. The basement is used for storage and not publicly accessible. See front and rear photos.

The project will have no adverse effect on the historic character defining features of the building and property. The proposed alteration is reversible.

2. SITE PLAN: see attached

3. PLANS AND ELEVATIONS: N/A

4. MATERIAL SPECIFICATIONS: N/A

5. PHOTOGRAPHS: see attached

6. TREE SURVEY: N/A

7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Hillmore Drive:

- 217: Beth L. Truebell
- 301: Christopher & Margaret Scull
- 303: Kevin & Elizabeth Horan
- 305: Bradley Speicher
- 307: Scott Souza
- 309: Elizabeth Heane

Branch Drive:

- 317: William Stratton
- 318: F Timothy & Janet Dailey

Bieber Place:

- 10204: Angela Nance & Jacob Schwarz
- 10206 and 208: Robert & Bonnie Palmer

St. Lawrence Drive:

- 300: Michael Matheron & Susan Meadows Trustees
- 302: Albert Klavon
- 304: Brian & Jessica Marconi
- 306: John & Elizabeth Beegle
- 308: Madeline Williams & Jorge Delgado
- 310: Rudolph Isaac
- 312: John & Jeanne Daly
- 317: Alexa & Nathan Luongo
- 319: Lawrence & Jean Parsley

Pine Crest Elementary School

Board of Education of Montgomery County

Existing Condition Photos:



Front Elevation facing parking lot.
Basement plywood infill window below siding (behind railing)



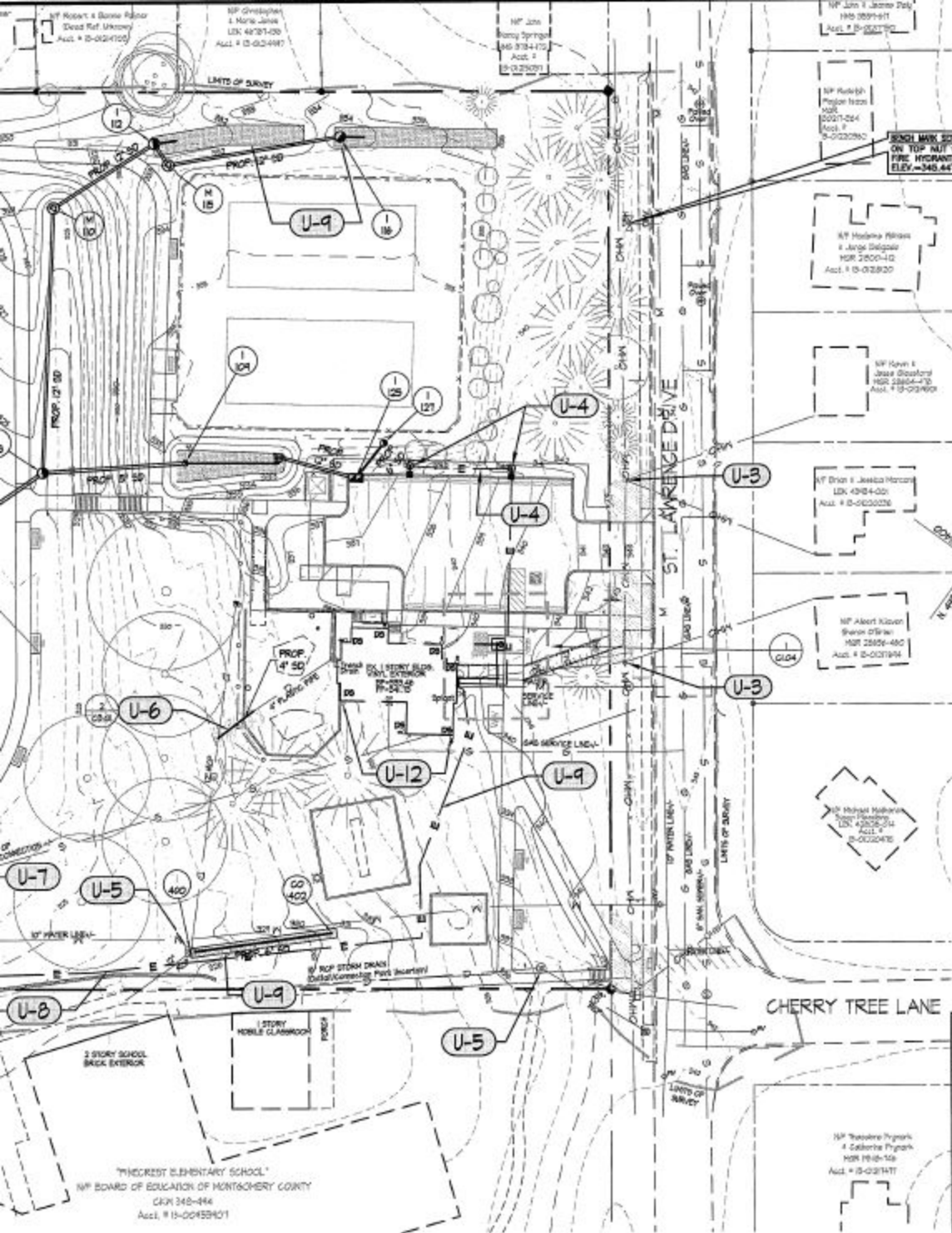
Front elevation, Basement plywood infill below siding.
Proposed to be infilled w/CMU, parged and painted to match rear window infill elevation.



Front Window brick sill. Proposed to be parged and painted.



Rear Elevation. Basement Parged Infill Window.



12" RCP WITH 8" PVC WITH MINIMUM
SARY. PROVIDE CLEANOUT AT
PIPE. SEE DETAIL 2, SHEET C3.01.

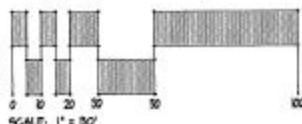
2-2" CONDUITS, ELECTRICAL
ATION SYSTEM SHALL ORIGINATE
ON SITE. CONDUITS AND PIPING
FROM THE BUILDING OUT TO THE

ATED IN THE FIELD, BASED ON
MANAGER AND M-HOPPC'S URBAN
ACCEPTABLE.

UTILITIES TO CONFIRM THERE ARE
CONSTRUCTION.

U-11 NOT USED

U-12 CONTRACTOR TO PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUTS DISCHARGING TO NON-PAVED SURFACES (TYP. FOR ALL).



SCALE, 1" = 30'