### EXPEDITED
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

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

- [x] Approve
- [ ] Approve with conditions

#### PROJECT DESCRIPTION

**SIGNIFICANCE:** Individually Listed Master Plan Site #32/31 *Pinecrest Rec. Center*

**STYLE:** Cottage Style

**DATE:** 1941-1946

![Image of Pinecrest Recreation Center location](image.png)

*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.
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.
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.: 009499908

Name of Property Owner: M-NCPCC, Inc.
Daytime Phone No.: 301-495-2550

Address: 9500 Brummel Ave, Silver Spring, MD 20901

Contractor: M Co. Parks

Contractor Registration No.: 

Agent for Owner: Eileen Emmet
Daytime Phone No.: 301-495-2550

LOCATION OF BUILDING/PREMISES:

House Number: 301 St. Lawrence Dr.
Street: 

Town/City: Silver Spring
Nearest Cross Street: Branch Dr.

Lot: 11
Block: 8
Subdivision: North Takoma Highlands

Lot: 001433
Folio: 00199
Parcel: 

PART ONE: TYPE OF PERMIT, ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct
☐ Extend
☐ Add/Renovate
☐ A/C
☐ S/L
☐ Room Addition
☐ Porch
☐ Deck
☐ Shed
☐ Move
☐ Install
☐ Wreck/Fix
☐ Solar
☐ Fireplace
☐ Woodburning Stove
☐ Single Family
☐ Revise
☐ Repair
☐ Renovable
☐ Fence/Wall (complete Section 4)
☐ Other: 

1B. Construction cost estimate: $ 700

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS

2A. Type of sewage disposal: 

☐ 01 WSSC
☐ 02 Septic
☐ 03 Other:

2B. Type of water supply:

☐ 01 WSSG
☐ 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.: 88-1263

Date Filed: 

Date Issued: 

SEE REVERSE SIDE FOR INSTRUCTIONS
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.: 009494908

Name of Property Owner: NCP2B, M&Co. Parks
Daytime Phone No.: 301-495-2550

Address: 2500 Brunett Ave, Silver Spring, MD 20901

Contractor: M&Co. Parks

Contractor Registration No.: 
Agent for Owner: Eileen Emmet
Daytime Phone No.: 301-495-2550

LOCATION OF BUILDING/PRECEDES

House Number: 301 St. Lawrence Dr
Street: 

Town/City: Silver Spring
Nearest Cross Street: Branch Dr.

Lot: 11
Block: 
Subdivision: North Takoma Highlands

Tax Account No.: 00943 Folio: 00199
Parcel: 

PART ONE: TYPES OF PERMITS, ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☑ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

1B. Construction cost estimator: $7,000

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

PART TWO: COMPLETION OF NEW CONSTRUCTION AND EXTERIOR 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: COMPLETION 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/assessment

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 8/15/2019
Signature of owner or authorized agent

Approved: __________________________ For Chairperson, Historic Preservation Commission

Disapproved: __________________________ Signature: __________________________ Date: __________________

Application/Permit No.: __________________________ Date Filed: __________________ Date Issued: __________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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 harking 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 filled with 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.