



April 20, 2021

MEMORANDUM

TO: Historic Preservation Commission

FROM: Michael Kyne, Planner Coordinator
Historic Preservation

SUBJECT: Landon School Special Exception Amendment No. S-686-D

BACKGROUND

The Landon School property encompasses approximately 70 acres and contains seventeen buildings dating from the mid-1800s to the 1990s. Only an 11.77-acre wedge-shaped section at the south end of the property is included in the County's Master Plan for Historic Preservation (*C. W. Lansdale House/Landon School*, Master Plan Site # #35/016-000A). However, the entire property was determined eligible for the National Register of Historic Places in 2002.

The applicants contracted EHT Tracerics in 2020 to survey the buildings on the property, assess their integrity, and present historic preservation recommendations for the school's campus master plan, which will preserve the campus' history while allowing to the school to continue to grow. The resulting *Historical Summary and Evaluation* report found that the following structures contribute to the National Register-eligible property: the Andrews House; Athletic Center; Perkins House; Lower School (Wilson Building); Administration Building (Hendricks Building); Upper School (Banfield Academic Center); Torrey Hall; and the Frank Parsons Rifle Range.

PROPOSAL

The school's campus master plan is intended to address the following programming and facility needs, as the school continues to grow:

- Improve the entrance view and arrival experience.
- Enhance general campus security.
- Develop an identifiable campus academic core.
- Implement green building and site strategies.
- Remove vehicular traffic from the campus center.
- Separate vehicular and pedestrian circulation.
- Improve the quantity and overall quality of learning spaces.
- Provide space for social/academic gathering.
- Upgrade the quality and efficiency of building systems.

The applicants appeared before the Historic Preservation Commission (HPC) at the March 24, 2021 HPC meeting with a Historic Area Work Permit (HAWP) application for alterations within the Master Plan-designated environmental setting. The proposed work included widening the driveway/entrance from Wilson Lane at the south end of the property, replacing the chain link fencing along Wilson Lane with ornamental metal fencing, installing

new fencing along the south driveway/entrance, replacement of the gatehouse, removal of twenty-two (22) trees, signage replacement, and ADA and traffic control improvements. The HPC unanimously approved the HAWP application.

The current submission is related to a Special Exception Amendment, which is tentatively scheduled to be heard by the Planning Board on May 13, 2021. This Special Exception Amendment, which will increase the approved maximum summer camp enrollment from 700 to 1,200 participants, includes alterations to structures and vehicular circulation, per the school's campus master plan.

While the current work items are outside the Master Plan-designated environmental setting, the applicants are conducting due diligence and have submitted their proposal to the HPC for an informational review. Specifically, the applicants are requesting a review regarding the relocation of the Andrews House (c. 1911) and demolition of the Torey House (c. 1911). As noted above, both buildings have been found to contribute to the National Register-eligible property.

STAFF RECOMMENDATIONS

EHT Traceries' *Historical Summary and Evaluation* report found that the relocation of the Andrews House will have *No Adverse Effect* on the National Register-eligible property, because the building will remain intact in the same general location and orientation. Regarding the demolition of Torrey Hall, the report found that the building has been significantly modified and its integrity has been diminished. The report concluded that the demolition of Torrey Hall, could potentially create an *Adverse Effect*; however, the report further states that the building's removal "would allow for a strong visual connection between the Upper and Lower School Buildings." This is perhaps more consistent with the Horace Peaslee's (campus building architect through the mid-1950s) original vision for the campus. The report adds that Torey Hall is less historically significant than the Andrew's House, as "it was designed as an ancillary structure and the building has been modified extensively with additions that were needed to accommodate educational and administrative uses."

Despite EHT Traceries' findings, the applicants have indicated that they are willing to consider reasonable creative measures to mitigate any potential adverse effects caused by the relocation of the Andrews House and/or demolition of the Torey House. Because the property is an educational institution (both historically and currently), staff recommends mitigation that incorporates educational opportunities with historic preservation efforts. This could be a multidisciplinary approach involving students with varying background and interests and supervision from educators and experienced professionals. (Example: Students with an interest in architecture or historic preservation could create measured drawings and document the conditions of the buildings; those with an interest in photography could photograph the buildings; those with an interest in history could conduct further research into the history of the buildings; and those with an interest in design or museum studies could create exhibits or markers, utilizing the created and/or collected information. Additionally, students with an interest in videography could document the entire project, and those with an interest in web design or communications could create a blog or website to share the project with the public.)

Staff asks the Commission to review the information submitted by the applicant and provide feedback regarding potential adverse effects. If the Commission finds that the proposed building relocation and/or demolition could create an *Adverse Effect*, staff asks that they provide recommendations for creative mitigation, which may include the mitigation efforts recommended by staff.



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project: **Landon School Master Plan**
subject: Montgomery County HPC Narrative
date: 07 April, 2021
to: Rebecca Ballo, Supervisor Montgomery County Historic Preservation Office
Michael Kyne, Planner Coordinator Montgomery County Historic Preservation Office
from: William Spack AIA, Principal **cox graae + spack architects**

Overview

Landon is a private, nonsectarian, college preparatory school for boys in grades 3–12, with an enrollment of approximately 690 students. The campus is located in Bethesda, Maryland, just outside of Washington, D.C. Paul Landon Banfield and his wife, Mary Lee Banfield, founded Landon School in 1929. From its early beginnings in a converted mansion in the heart of Washington, D.C.'s embassy row, the program moved to its current bucolic campus setting in 1935. Some nine decades later, Landon School steadfastly adheres to its commitment to boys' education and a long-held belief in the importance of challenging academics, daily arts and athletics, and strong character values. While Landon School has expanded and continuously evolved, the school has remained true to this vision.

In March of 2017, the school initiated a process to develop a master planning vision for the Landon School campus (Master Plan) in recognition that existing facilities did not fully meet the needs of its thriving community or program. The school retained **cox graae + spack architects** to document and analyze existing conditions related to campus buildings and their systems infrastructure, review regulatory constraints and overlays as well as to develop programmatic needs and priorities. This effort became the basis for the exploration of conceptual building and site organization alternatives and ultimately Master Plan recommendations for addressing campus growth and change over time.

Context

The Landon School property (Property) is located on the northern side of Wilson Lane east of its intersection with Whittier Boulevard. The campus is approximately seventy-five acres in size and is zoned R-90. It contains seventeen buildings with construction dates ranging from the mid-1800s to the 1990s. The balance of the site is open space with mature trees and other vegetation. Vehicular access to the Property is provided via two driveways – one along the Property's Wilson Lane frontage and the other along the Property's Bradley Boulevard frontage. Pedestrian and bicycle access to the Property is provided via the sidewalk along Wilson Lane. The area surrounding the Property is also zoned R-90. All confronting and abutting properties are improved with single-family detached houses. However, there are other educational institutions in the vicinity of the Property, including Thomas Pyle Middle School and Walt Whitman High School.

The campus was constructed around the Lansdale Farmhouse and Barn, both of which date to the nineteenth century. The C.W. Lansdale House and surrounding land was designated a local historic viewshed by the Montgomery County Historic Preservation Commission in 1990. The remaining campus, including the C.W. Lansdale House, was determined eligible for listing in the Maryland Inventory of Historic Places, as well as the National Register of Historic Places, in 2002.

The preliminary campus plan was designed by Horace Peaslee, a prominent Washington, DC architect. Peaslee sensitively incorporated two prominent structures, the Lansdale and Andrews houses, into the original campus for



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Landon. Peaslee also designed a number of modern school buildings on the property that fit into the landscape and preserved the rural feel of the property.

In 1938, Peaslee collaborated with Landscape Architect Charles Eliot to create a proposed vision for the site. Their plan laid-out approximate locations and goals for future development of the campus and created a vision for how buildings might be organized conceptually. The conceptual plan created an academic core with a formalized arrangement of buildings that took advantage of the character and nature of the site - but the plan was never fully realized.

While the buildings in the Peaslee have not been designated as historic structures, Landon intends to respect their significance to the campus in the implementation of the Master Plan. According to the *Historical Summary and Evaluation* report prepared by EHT Tracerics in August, 2020, existing structures that contribute to the C.W. Lansdale House/Landon School historical district include the Andrews House, Athletic Center, Perkins House, Lower School (Wilson Building), Administration Building (Hendricks Building), Upper School (Banfield Academic Center), Torrey Hall, and the Frank Parsons Rifle Range. Each of these structures and their historical significance is addressed in detail in the Tracerics report which is an attachment to this submission. Landon is happy to share how these structures coordinate with the Master Plan as a courtesy to the Historic Preservation Commission.

Master Plan

As stated in the 2018 Landon School Strategic Plan; *“as current stewards and beneficiaries of a such a beautiful campus, we must preserve, renew, and enhance, this space in ways that honor its legacy as a place that is both inspiring and restorative.”* The primary goal of the Master Plan is to preserve the campus legacy while allowing the school to appropriately move forward into their second century of quality education for boys.

To this end, the new Master Plan vision for the campus is based on addressing the following broad program and / or facility needs identified by Landon Stakeholders :

- Improve the entrance view and arrival experience.
- Enhance general campus security.
- Develop an identifiable campus academic core.
- Implement green building and site strategies.
- Remove vehicular traffic from the campus center.
- Separate vehicular and pedestrian circulation.
- Improve the quantity and overall quality of learning spaces.
- Provide space for social / academic gathering.
- Upgrade the quality and efficiency of building systems.

Specifically, the Master Plan consists of the following initiatives that address identified needs and comprise the newly organized campus :

Arrival : The arrival experience is improved, and security enhanced by upgrading perimeter fencing and extending it onto campus to a newly positioned Welcome Gate House. A new alley of trees, with new site lighting and the school’s iconic white painted rocks forms an appropriate and welcoming setting for the campus entrance.

Circulation : Vehicular circulation is repositioned on campus to create an outer loop road. Pedestrian circulation is moved to the campus core and away from car traffic. All academic, athletic and dining buildings are accessed from within the pedestrian portion of campus.



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Athletic Fields & Courts : Existing tennis courts are moved from the center of campus and relocated, along with a new swimming pool to create a consolidated athletic complex near the current pool. Athletic fields are renovated and / or repositioned to form a zone of recreation and sports facilities outside of the new perimeter ring road.

Architecture : A new academic core of the campus is formed by consolidating academic programs in a concentrated area. A new quadrangle is created west of the Banfield Academic Center – home of the new Middle School - and south of the existing Middle School Building - which will in turn become the new Lower School. The south edge of the quad is formed by a new Upper School Building which will be positioned prominently on the rise where Andrew's House currently sits. The Andrews House will be repositioned just west and south of the new Upper School Building to create a framed entrance to the new quad. The new academic quadrangle will form the "Heart of the School", a singular, identifiable exterior space configured in the spirit of Horace Peaslee's 1938 vision for a formal campus core.

The goal of the Campus Master Plan's architectural approach is to achieve appropriateness through inspiration from the existing campus context. The design proposed for renovation / rehabilitation, as well as for new structures and infill, respects the existing architecture by maintaining the rhythm of façades, materials, massing, scale and color. The general architectural expression is one of collaboration with the intent of the original designers without mimicking them. Rather, the architecture is intended to be "of its time" in order to create an expression that belongs, blending seamlessly into the campus environment, not only maintaining the context, but also enhancing it. Therefore, the overall architecture of the new buildings is intended to convey a more modern campus feel while blending with the historic and other older structures on the Property.

The Landon Master Plan will be implemented incrementally over time. The first phase will consist of Wilson Lane street frontage and entrance drive improvements which were recently submitted and approved for a Historic Area Work Permit (HAWP) by the Montgomery County Historic Preservation Board. The second Phase of implementation will focus on initiatives that specifically support the School's academic mission and create a safe, pedestrian campus core by moving vehicular traffic to a perimeter ring road. Specific buildings addressed in this phase will include :

1. **Andrew's House** : The structure will be lightly renovated and relocated approximately ninety feet west of its current location, maintaining its existing orientation fronting the campus ring road.
2. **Wilson Building** : The structure will be lightly renovated and converted from Lower School academics to visual arts use.
3. **Middle School Building** : The structure will be lightly renovated and repurposed from Middle School to Lower School academic use.
4. **Banfield Academic complex (BAC)** : The building will be extensively modernized including new windows, building systems, interior finishes as well as strategic new additions and will be largely dedicated to Middle School use.
5. **New Upper School** : This all-new academic facility will house Upper School programs focused on STEM initiatives, core curriculum, and configured to support 21st century learning imperatives.
6. **Torrey Hall** : This structure will be removed in conjunction with interior campus roadways to form the new exterior academic core.

Impact on Historic Resources

Almost all the buildings that are contributing resources to the eligible C.W. Lansdale House/Landon School historical district will remain intact and in their present locations with the implementation of the Campus Master Plan. However, Andrews House will be relocated close to its current site, and Torrey Hall will be removed, along with a low-rise concrete block building next to the barn. Notably, unlike the C.W. Lansdale House, neither the Andrews House nor Torrey Hall have been designated as historical resources by the HPC, and the concrete block building appears to



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have no historic significance. Relocation of Andrews House, per the *Historical Summary and Evaluation* prepared by EHT Tracerics, will not be a potential adverse impact because the building will remain intact and in its same general location and orientation on the campus. Regarding the demolition of Torrey Hall, Tracerics explains that it has been modified over the years and said modifications have “altered the structure and diminished its integrity.” Tracerics concludes that the demolition of Torrey Hall, while a potential adverse effect, is acceptable because: 1) its removal will create a stronger visual relationship between the Upper School and Lower School – more in line with Horace Peaslee’s original campus vision; and 2) it is not a significant contributing resource due to modifications and its status as an ancillary building to the Andrews House.

In preservation, standard mitigation treatment for adverse effects to significant historic resources has typically focused on developing and evaluating alternatives or modifications to the undertaking that could avoid, minimize, or mitigate adverse effects on historic properties. Over the past several decades, there has been increased interest and understanding of alternative, or “creative mitigation” opportunities in these situations, which may, in the end, be the best option for the resource and more meaningful to both project stakeholders and the public. While specifically noting that neither Andrew’s House nor Torrey Hall is designated an historic structure, the Landon School is willing to consider reasonable creative mitigation measures related to the impact of proposed Master Plan initiatives.

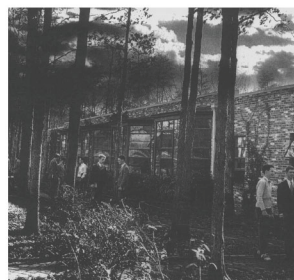
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LANDON SCHOOL

6101 Wilson Lane, Bethesda, MD 20817

Historical Summary and Evaluation

August 2020



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Introduction

Landon School is a private, nonsectarian college preparatory school located in Bethesda, Maryland. The school, founded in 1929, has been located at its extant campus since 1936, when it purchased the extant campus, located at 6101 Wilson Lane, Bethesda, Maryland. The campus is now approximately seventy acres in size and has seventeen buildings with construction dates ranging from the mid-1800s to the 1990s.

As stated in the 2018 Landon Strategic Plan, “as current stewards and beneficiaries of a such a beautiful campus, we must preserve, renew, and enhance, this space in ways that honor its legacy as a place that is both inspiring and restorative.” EHT Traceries is working with cox graae + spack architects to develop a Master Plan for the campus that preserves the campus history, but allows for the school to move forward into their second century of quality education for boys.

The campus was constructed around the Lansdale Farmhouse and Barn, both of which date to the nineteenth century. The C.W. Lansdale House and surrounding land was designated a local historic site by the Montgomery County Historic Preservation Commission in 1990. The remaining campus, including the C.W. Lansdale House, was determined eligible for listing in the Maryland Inventory of Historic Places, as well as the National Register of Historic Places, in 2002.

The following document summarizes the history and development of Landon School, surveys the structures on campus as well as assesses their integrity, and presents preservation recommendations for the Master Plan. EHT Traceries surveyed the campus in May, 2020, and visited the Landon School Archives in June, 2020. Traceries conducted map, newspaper, and photo research at the Montgomery County Historical Society, National Archives, and Library of Congress, though due to Covid-19, only online documentation could be reviewed.



Figure 1: Landon Campus highlighted in red. Google Maps, 2020, annotated by EHT Traceries.

Historical Overview

Landon School

The Landon School (Figure 1) was originally founded by Paul and Mary Lee Banfield in 1929 in Washington, DC. Paul Banfield graduated from St. John's College in Annapolis in 1923 and completed graduate work at George Washington and Harvard Universities. Banfield originally wanted to go to medical school to become a doctor like his father, but the high cost of tuition prevented him from pursuing that path. Instead, he accepted a teaching and coaching position at Devitt Preparatory School in Washington, DC in 1924. That same year, Paul Landon Banfield and Mary Lee Spring were married.¹

After two years at Devitt, Banfield took a new position at the Emerson Institute in Washington, DC, where he taught, coached, and eventually became principal. At the same time, Banfield was tutoring English students at the Madeira School in suburban Virginia to make additional money. The school's founder and headmistress, Lucy Madeira Wing, encouraged Banfield to start his own school. In the spring of 1929, Paul Banfield spoke with his wife, Mary Lee, about starting a new school and they decided to move ahead with the venture. Paul resigned from Emerson, and together, the Banfields started their work to establish Landon School.²



Figure 2: Paul and Mary Lee Banfield in the 1960s. The Landon School Story.

In 1929, the Banfields (Figure 2) were able to secure a two thousand dollar loan from Julius Peyser, father of one of Banfields former students at Emerson.³ Thanks to the loan, the Banfields founded the Landon School for Boys in the four-story house located at 2131 Massachusetts Avenue (Figure 3) that they were able to rent for \$350 per month.⁴ By the fall of 1929, the school had twenty-three boys enrolled. On September 12, 1929, Landon School opened its doors as a day and boarding school with eight boarding students and fourteen day students, as well as a faculty of eight. Banfield set rigorous standards in the regimen that included reading, writing, arithmetic,

1 Thomas Dixon, *Courage, Commitment & Change: A Personal History of Landon School*, (Bethesda, MD: Landon School, 2004), 3; Clyde Wilson, *The Landon School Story*, (United States, 1968) 14.

2 Dixon, *Courage, Commitment & Change* 8-11.

3 Peyser initially agreed to lend Banfield \$5,000 for the school: \$2,000 once Banfield found a site, and the remaining \$3,000 several months later. Peyser came through with the initial \$2,000, but due to the onset of the Great Depression in October 1929, he was unable to lend the remaining amount. Dixon, 13-14.

4 In 1994, the building was purchased by the Republic of Estonia to serve as its embassy, which it remains today.

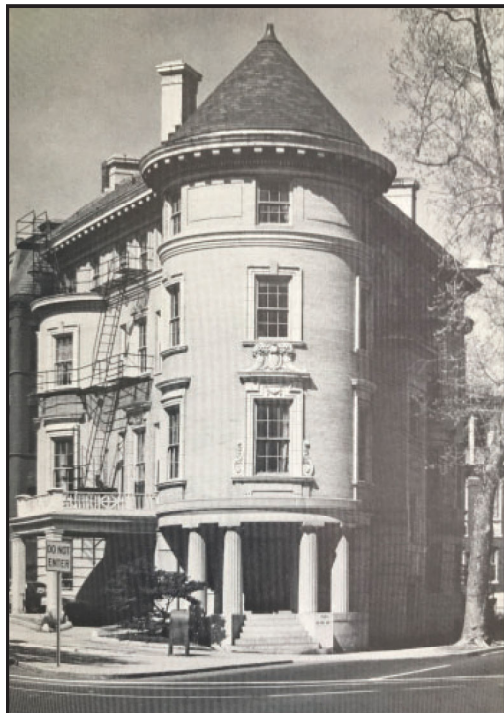


Figure 3: 2131 Massachusetts Avenue as it appeared in the 1960s. Landon School operated here for five years from 1929-1934. *The Landon School Story*.

integrity, courage, sacrifice, and self-discipline. At the end of the first month of the school year, he dismissed six students for failing to meet those standards.⁵

Landon School operated at 2131 Massachusetts Avenue for five years. Despite the Great Depression, enrollment at the school continued to increase until it became clear that additional space and facilities were needed. In 1934, the school relocated to the thirty-five-acre McLean estate located southeast of the intersection of Bradley Boulevard and Wilson Lane in Bethesda, Maryland. Built by Evalyn Walsh McLean for the initial purpose of being a summer residence for her mother, Carrie Bell Reed Walsh, but the house was never occupied by her nor anyone else. Landon School was able to secure a ten year lease for the property starting in June 1934.⁶

Less than two years after Landon moved to the McLean Estate, the Andrews Estate, located on Wilson Lane approximately one mile to the west, came on the market for \$150,000. The 62-acre estate contained both the Lansdale farmhouse as well as a Tudor Revival style house (the Andrews House), and associated garage

and servants quarters (Torrey Hall) previously owned by Hugh Reilly, a resident of Georgetown. Jim Andrews, whose son graduated from Landon in 1932, agreed to sell the property to the school for a discounted \$90,000. After acquiring the estate (Figure 4) in the summer of 1936, the new campus was ready in time to welcome the Upper School students in the fall for the academic year. For the next four years, the lower school continued to operate at the McLean estate until a new building was constructed for them at the Wilson Lane campus in 1940.⁷



Figure 4: Aerial view of the Landon Campus as it appeared during the early 1940s. Lansdale House, MHT Add. Doc.

5 Dixon, *Courage, Commitment & Change*, 14-15.

6 Dixon, *Courage, Commitment & Change*, 47-48; History Matters, LLC, "Horace Whittier Peaslee," DC Architects Directory, (Washington: DC HPO, 2011), 2.

7 "Landon School Buys Estate In Wilson Lane," *The Washington Post*, 7 June 1936, R15.

In addition to the Andrews Estate, the Banfields purchased additional property along the north end of the campus in 1937 that was under threat of development. The Banfields purchased one parcel from the developer, but they could not afford to buy all of the land. To save the property from development and to provide a secondary access for Landon onto Bradley Boulevard, the Banfields were able to persuade Milo and Tharon Perkins, who had two sons enrolled at the school, to buy one part of the adjoining land, and Bob MacCartee, a teacher, to purchase the rest. The Perkins built a house on their portion which they later sold to Landon, and the school was later able to buy MacCartee's segment.⁸

After moving to the Wilson Lane campus in 1936, Landon School used the Andrew's House as a dormitory and classroom space for Upper School students. The former garage and servants quarters, known at Landon as Torrey Hall, initially housed additional classroom space and the school library. The Banfields decided to make the Lansdale House their new residence, and hired their friend, architect Horace W. Peaslee to restore the house and design an addition. The renovation took three years to complete before the Banfields could move in to their new home in 1939.

Horace Peaslee, who met the Banfields after enrolling his son at Landon School, was a notable Washington, D.C. architect who became very close to the Banfields. In addition to renovating the Lansdale House for the Banfields, Peaslee also oversaw renovations to the Andrews House and Torrey Hall so that they could be adopted for academic use. Until the mid-1950s, Peaslee designed many of the buildings that still stand on Landon's Campus today, and he assisted landscape architect Charles W. Eliot, II, with the development of a preliminary campus plan for the Landon School.⁹ Peaslee designed the Gymnasium, which was the first new building on the campus, in 1939. He also designed the Lower School (1940), the Administration Building (1952), the first three faculty houses that were built along the drive leading to Bradley Boulevard (1939-1950), and the first wing of the Upper School's Banfield Academic Center (1956) (See Figure 5 on page 6 for the map showing the development of the Landon School campus throughout the twentieth century).

By 1940, a building for the Lower School was constructed on the west side of the Landon School property, and the rest of the students were able to move to the campus at Wilson Lane. Landon continued to grow over the next several years. In 1944, the Banfields established a nonprofit corporation to own the Landon School, but they continued to remain active in the School's daily operations. Paul Banfield continued to serve as headmaster until he retired in 1969, but remained on the Board of Trustees, serving as president of the nonprofit Landon School Corporation until his death in 1978. Mary Lee Banfield served as secretary to the Landon Board of Trustees until 1977, but continued to remain active in life at Landon and resided at the Lansdale House until her

8 Dixon, *Courage, Commitment & Change*, 78; Wilson, *The Landon School Story*, 61-65.

9 It should be noted that the landscape architect was Charles W. Eliot, II (1899-1993), grandson and namesake of landscape architect Charles W. Eliot (1834-1926), and nephew of renowned landscape architect, Charles Eliot (1859-1897).

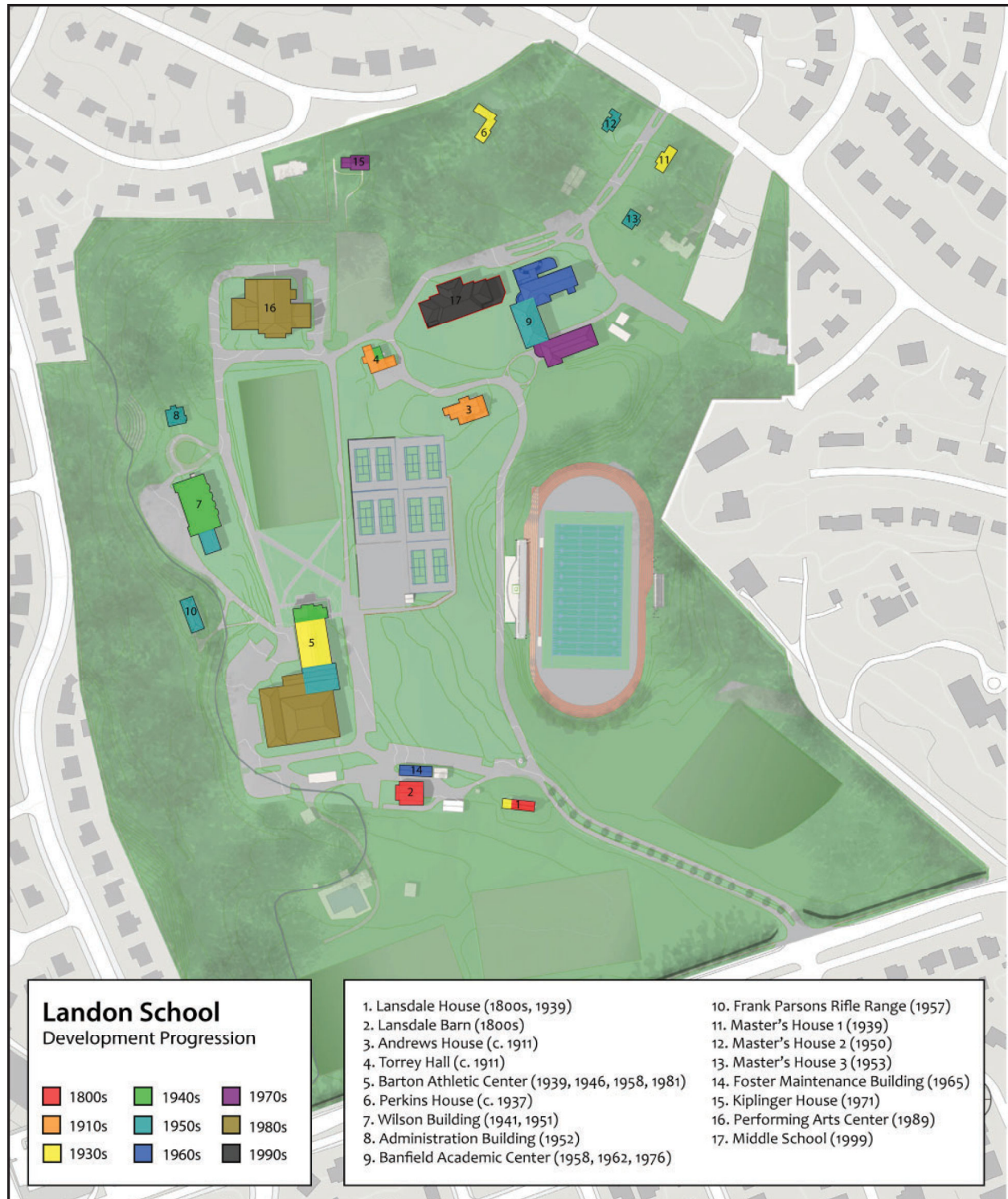


Figure 5: Development map of the Landon School Campus based on when the various buildings were constructed. Base map of the campus plan provided by Cox, Graae, & Spack Architects. EHT Traceries.

death in 1995.¹⁰

The Landon School is an example of a private boys school that was established in Bethesda during the 1930s. The preliminary campus plan for the campus was designed by Horace Peaslee, a prominent Washington, DC architect. Peaslee sensitively incorporated two historic properties, the Lansdale and Andrews houses, into the preliminary campus plan for the Landon School. Peaslee also designed a number of modern school buildings on the property during the 1939-1960 period that fit into the landscape and preserved the rural feel of the property.



Figure 6: 1929 photograph of Horace Peaslee. *The Evening Star*.

Horace W. Peaslee

Horace Peaslee, born in 1884 in Malden Bridge, New York, earned a bachelor's in architecture and a minor in landscape architecture from Cornell University in 1910. In 1911, Peaslee moved to Washington, D.C. to work as a landscape designer for the Office of Public Buildings and Grounds where he designed parks and park structures, including the Potomac Park Bathhouse and field house. In 1917, he was promoted to architect and was charged with the design and construction of Meridian Hill Park. During World War I, Peaslee joined the Army Engineer's Corps, where he designed temporary structures in the capital as well as officers' quarters at Camp Humphreys, now Fort Belvoir, in Virginia.¹¹

In 1918, Peaslee (Figure 6) established his own private practice in Washington, D.C., and designed a variety of buildings including private residences, schools, and gas stations. Peaslee was also a member of the American Institute of Architects (AIA) for which he served four terms as second vice president of the national organization, and as president of the Washington, D.C. Chapter. He also led campaigns that resulted in the establishment of the D.C. City Planning Commission and the adoption of the Shipstead-Luce Act, which gave the Commission of Fine Arts authority to review the design of private buildings near federal sites in the District.¹²

In addition to his building and landscape designs, Peaslee was also very active in restoration work. Working with Fiske Kimball, Peaslee's first major restoration was for the Dumbarton House in

10 "Paul Banfield, Founder, Head of Landon School," *The Washington Post*, 7 June 1978, C10; "Mary Banfield, Landon School Co-Founder, Dies," *The Washington Post*, 14 February 1995, E4.

11 "Horace Whittier Peaslee," DC Architects Directory.

12 "Horace Whittier Peaslee," DC Architects Directory; "Horace Peaslee is Elected D.C. Architects' President," *The Evening Star*, 12 January 1929.

Georgetown in 1928. He also worked on the reconstruction of the original Maryland State House located in St. Mary's City, and the restoration of Belle Grove Plantation in Middletown, Virginia. Outside of restoration, notable designs by Peaslee include Meridian Hill Park, the U.S. Marine Corps War Memorial known commonly as the Iwo Jima Memorial, and the landscape designs for President Eisenhower's estate in Gettysburg, Pennsylvania.¹³

Peaslee served as architect for every new structure built at Landon School from the time it moved to the former Andrews estate on Wilson Lane in 1936, until his death in 1959. Peaslee was initially charged with renovating the Andrews House and Torrey Hall for academic use, and to renovate and design an addition for the Lansdale House for the Banfields. The first new building that Peaslee designed for Landon School was the Perkins Gymnasium, completed in 1939, now known as the Barton Alumni Athletic Center. The next year, Peaslee designed the new building for the Lower School located to the north of the gymnasium, and incorporated the design into the surrounding landscape. He also designed several of the faculty houses built along the drive leading to Bradley Boulevard, as well as the Administration Building.

Most of these buildings are visible on a 1938-1946 campus plan by Peaslee (Figure 7). This concept plan was developed based on a preliminary plan prepared by landscape architect Charles W. Eliot in collaboration with Peaslee. The plan laid out approximate locations and goals for future development of the campus and created a vision for how buildings might be organized conceptually. The conceptual plan created an academic core with a formalized arrangement of buildings that took advantage of the character and nature of the site - but the plan was never fully realized. The original 1939 Peaslee section of the gymnasium was the only building constructed in the location shown on the plan. The siting of the 1941 section of the Lower School was shifted to the east closer to the road. The remaining buildings in the proposed quad were ultimately sited in modified locations and arrangements, that took away from the vision and concept. The actual location of the Upper School's Banfield Academic Center shifted east allowing for the Middle School building that was not contemplated in the plan. The Administration Building, conceived as part of the linear row of buildings, was constructed further to the south and its siting is slightly misaligned with the Lower School and gymnasium. The preliminary campus plan also shows a footprint for a dining hall that was intended to form part of the formal quad, though this structure was never built. A modified Andrews House was to be on axis with the dining hall and Torrey Hall was dramatically modified creating a "J" shaped building to align with the central spine of the Banfield Academic Center. The preliminary campus plan also depicts seven houses along the drive leading to Bradley Boulevard, though only four were built. Figure 10 depicts the campus plan overlay showing extant buildings incorporated into the preliminary campus plan by Peaslee and the planned buildings he designed that were actually constructed.

By the mid-1950s, the buildings along the west side of the Landon School property had been completed. By 1956, Peaslee started working on the design for the new Upper School Building, known as the Banfield Academic Center, with a location more to the east than was anticipated in the concept plan. Work began on the building in 1957, and it was completed in time for the 1958-

13 "Horace Whittier Peaslee," DC Architects Directory; Dixon, *Courage, Commitment & Change*, 81-84.



Figure 7: A copy of the 1938 preliminary campus plan created by landscape architect Charles W. Eliot with the collaboration of architect Horace W. Peaslee. Lansdale House, MHT Add. Doc.

1959 academic year. Almost immediately, Landon School started planning to add an addition to the Upper School Building, with Peaslee to serve as architect once more. Before he could start on the new wing, however, Horace Peaslee died of a heart attack on May 18, 1959 at the age of 74.¹⁴

Peaslee left a lasting mark on Landon School, serving as the architect for every building constructed at the Wilson Lane campus from 1936 until 1959. Upon hearing of his death, both the American Institute of Architects and the Commission of Fine Arts issued resolutions praising Peaslee's contributions to the field of architecture and the beautification of the Nations Capital.¹⁵

Designation and Significance

The C.W. Lansdale House and surrounding land was designated a local historic site by the Montgomery County Historic Preservation Commission in 1990 (see Figure 8 for the site boundaries and features). The remaining campus, including the C.W. Lansdale House, was determined eligible for listing in the Maryland Inventory of Historic Places, as well as the National Register of Historic Places, in 2002.

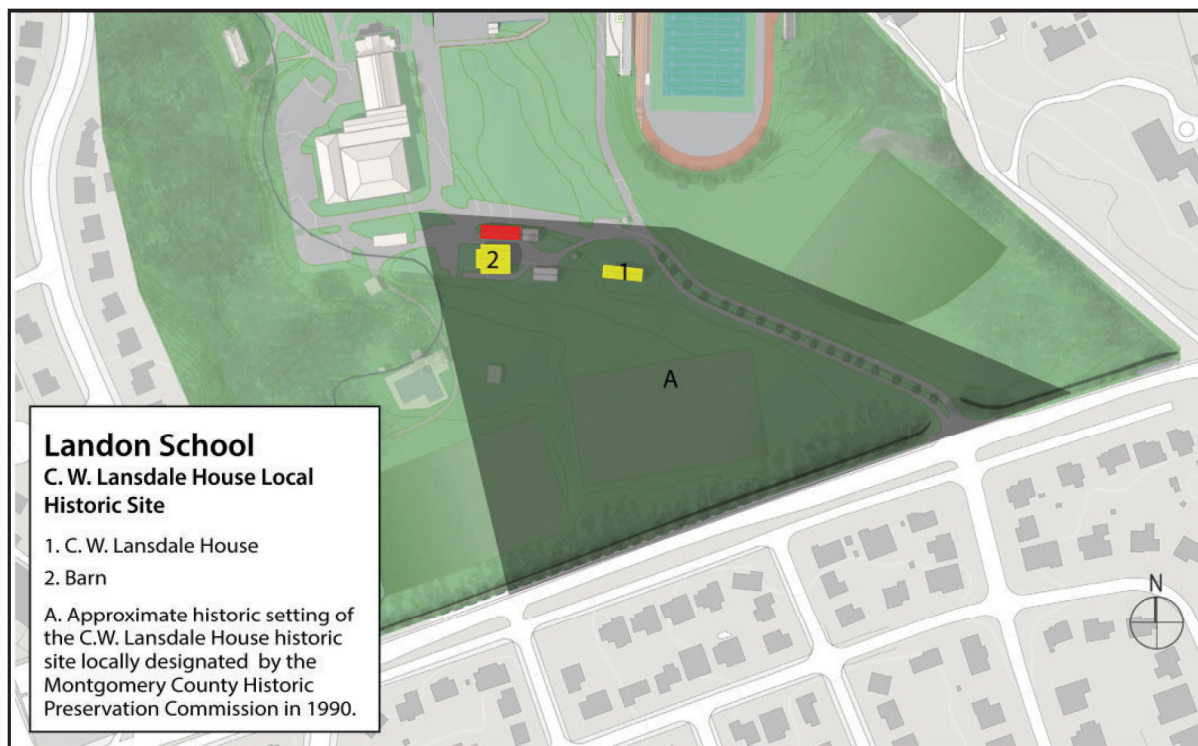


Figure 8: The C.W. Lansdale House local nomination boundaries and significant viewsheds. EHT Tracerics.

14 Dixon, Courage, Commitment & Change, 161-163.

15 "Horace Peaslee," DC Architects Directory.

C.W. Lansdale House

The C.W. Lansdale House is significant as an example of rural vernacular architecture typical of mid-nineteenth century construction in Montgomery County. The local designation includes 11.77 acres, including the surrounding land, house, barns, and entrance from Wilson Lane. The exterior of the farmhouse retains a high degree of integrity. The relationship of the farmhouse, entrance road, and Wilson Lane are critical to the local landmark. Of particular significance with the farmhouse and its surrounding buildings are the sight lines from Wilson Lane to the farmhouse, which have remained unobscured since the mid-nineteenth century. This visual relationship between the farmhouse and the road should be retained.

The Lansdale House and barn are also noted in the nomination as being contributing resources to Landon School, for its contribution to the development of the school and incorporation into Peaslee's preliminary campus plan.

Landon School

Landon School was determined eligible for listing the National Register of Historic Places and Maryland Inventory of Historic Sites under Criteria A and C in 2002 (see Figure 9 on the following page for the map showing eligible and non-eligible buildings on the Landon School campus as determined by the 2002 DOE). This documentation was prepared as part of compliance and initial identification of historic resource studies for a Maryland State Highway road improvement project on Wilson Lane. The school is significant for its long association with architect Horace Peaslee whose architectural legacy is felt throughout the campus. Along with the new academic buildings Peaslee designed, he also renovated the former houses that were already on the campus, including the Lansdale House and Andrews House. Peaslee's conceptual plan for the school created a formal, academic quad and environment for boys, though never fully realized, while preserving the rural feel and landscaping of the original properties.

Of the seventeen structures on the campus, thirteen are contributing resources to the eligible historic district. Four of the buildings existed on the campus prior to Peaslee's preliminary campus plan: Lansdale House (mid-1800s), Lansdale Barn (mid-1800s), Andrews House (c. 1911), and Torry Hall (c. 1911; former ancillary building to Andrews House). Five contributing resources were constructed as part of Peaslee's preliminary campus plan: Barton Athletic Center (1939 and 1946 portions), Master's Houses 2 and 3 (1950; 1953), Wilson Building (Lower School; 1941, 1951), and Banfield Academic Center (Upper School) (1958). One contributing resource was likely part of Peaslee's Plan but was cut off of the existing copy: Master's House 1 (1939). Three contributing resources are considered contributing as they were constructed prior to 1960, but are not depicted on Peaslee's preliminary campus plan: Perkins House (1937), Administration Building (1952), and Parsons Rifle Range (1957). The following section describes each contributing resource and its integrity. Overall, the campus retains a fair degree of integrity, though a number of the buildings identified as contributing resources are of lesser significance.

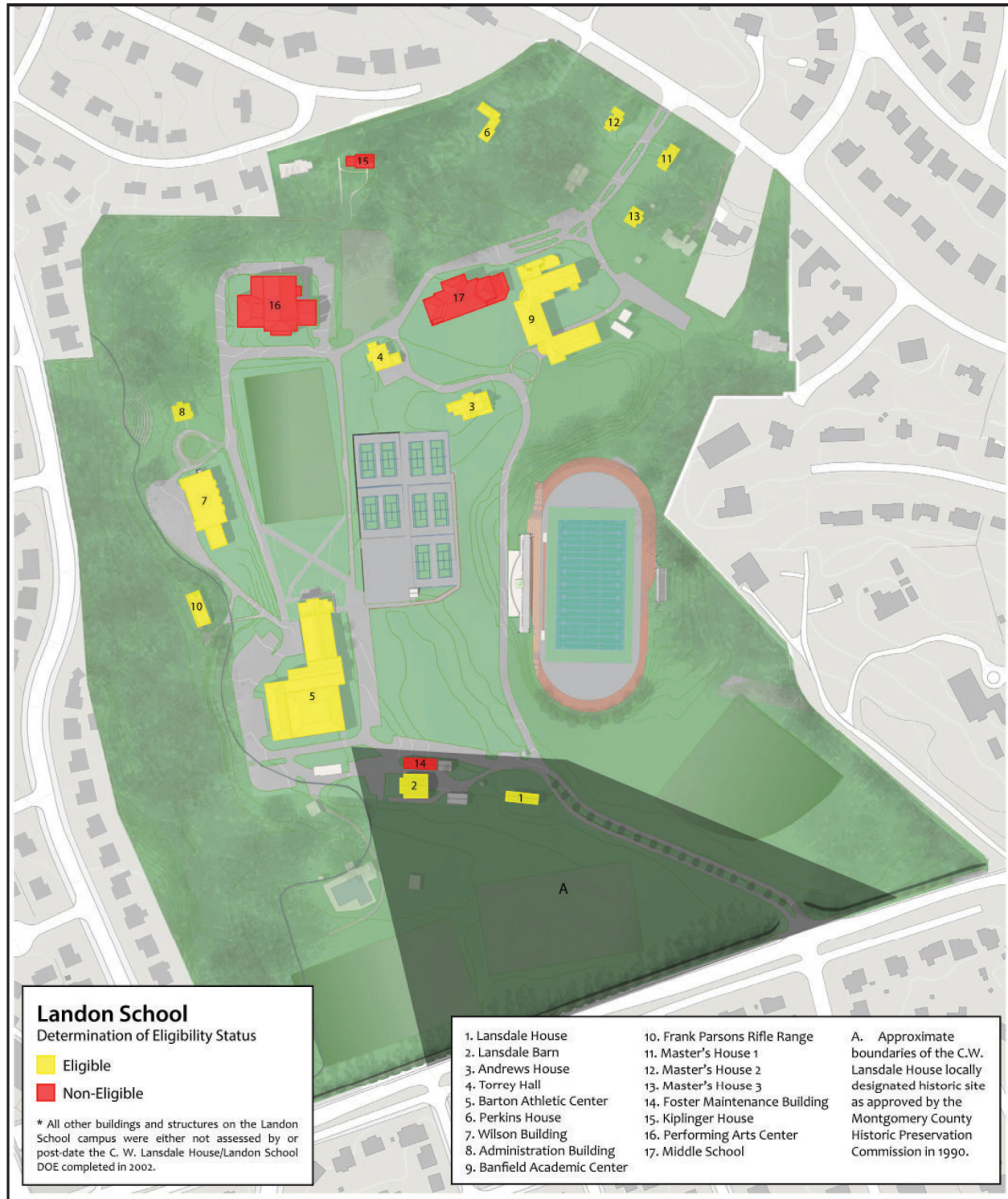


Figure 9: Map of the Landon School campus depicting both contributing and non-contributing buildings within the National Register eligible C.W. Lansdale/Landon School Historic District as established by the 2002 Determination of Eligibility completed by History Matters. The potential district was determined eligible by the Maryland Historical Trust. The shaded area in the lower portion of the map is the C.W. Lansdale House historic site locally designated by the Montgomery County Historic Preservation Commission in 1990. The campus plan base map was provided by cox graae, + spack architects. EHT Traceries.

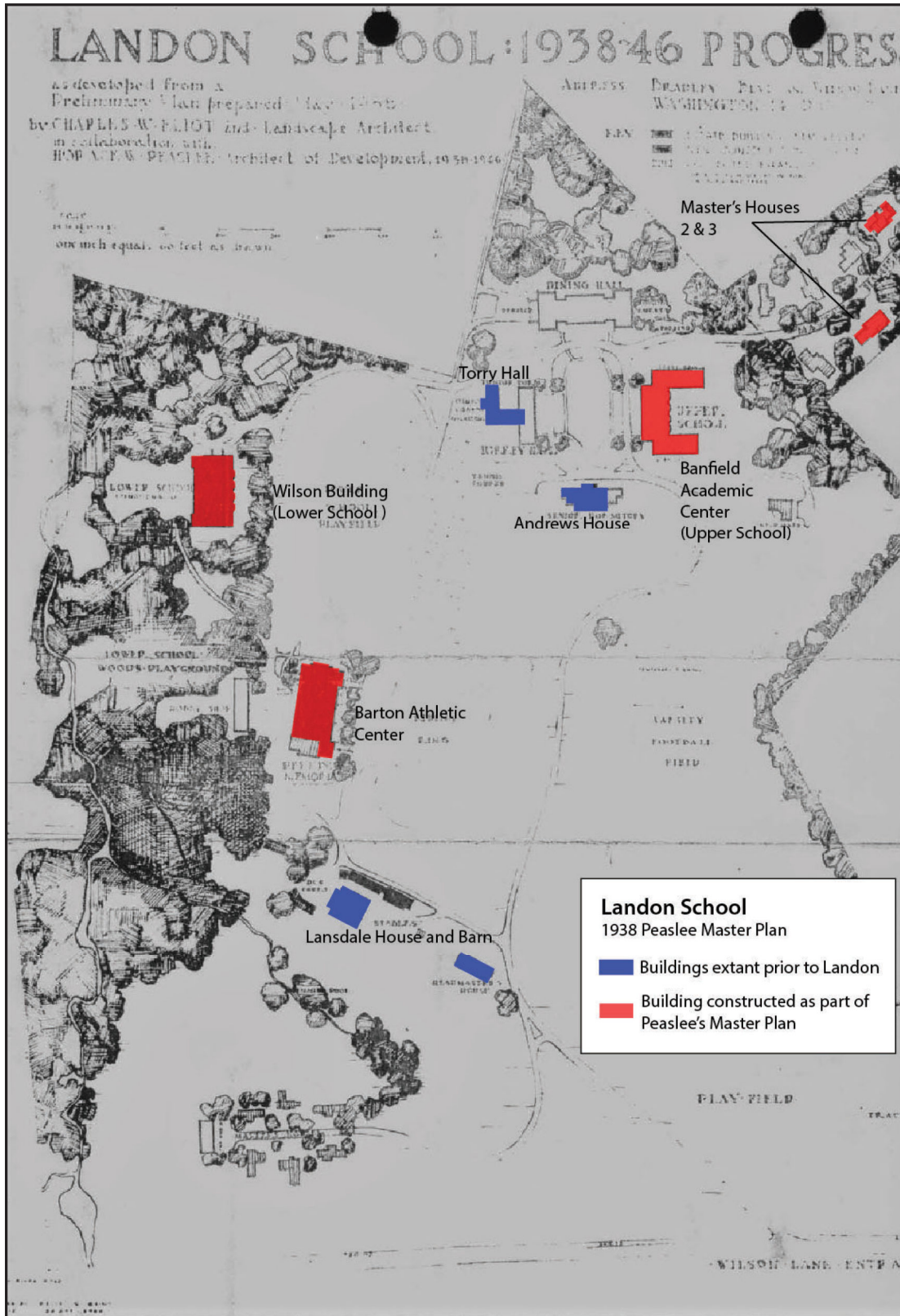


Figure 10: Overlay of the buildings that were extant prior to Landon School and which buildings part of Peaslee's preliminary campus plan that were actually constructed. EHT Traceries.

Building Summaries

The following section outlines the history, significance, and integrity of each of the contributing resources to the Landon School eligible historic district.

Lansdale House and Barn *(Contributing Resources to DOE and Local Landmark)*

The Lansdale House and barn (Figures 11 and 12) are located on Landon’s campus, adjacent to the tree-lined drive leading from the entrance off Wilson Lane. The house is a two-story log and wood frame house with clapboard siding. Rectangular in plan, the house features a cross gable roof and brick end chimneys. The central portion of the house is a two-story log structure that dates to the mid-nineteenth century. The house was expanded on the east side during the 1870s and 1890s. A historically sensitive addition was added to the west end of the house during the late 1930s (See Figure 13 for the development map).



Figure 11: The C.W. Lansdale House, also known as “The Farmhouse”. EHT Tracerics.

The Lansdale House is depicted, along with the barn and stables, on Peaslee’s 1938 preliminary campus plan as they were already extant when the school moved to the site. The earliest part of the house was likely built by Christopher W. Lansdale during the mid-nineteenth century. Lansdale built the house on a seventy-three acre tract of land that he purchased in 1843.¹⁶ In addition to the house, Lansdale had numerous outbuildings constructed on the property, including a kitchen, hen house, smoke house, corn crib, stable, and bank barn. Of these, only the bank barn remains extant today.



Figure 12: The bank barn that was part of the Lansdale farm. EHT Tracerics.

Lansdale acquired the property in October 1843 from the Holtzman heirs of Georgetown (Deed, Liber BS 12, Folio 17, Montgomery County Land Records, 4 October 1843). The 1810, 1820, 1830,

16 Deed, BS Liber 12, Folio 17, October 1843, Montgomery County Land Records.

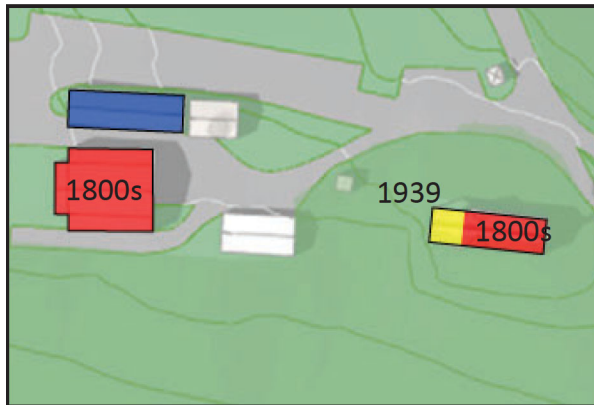


Figure 13: Image from the Landon Development Map (Figure 4) which shows the Landon House at right. The nineteenth century portion of the building is shaded red, while the 1930s addition is shaded yellow. The red building at left is the nineteenth century barn which is the only other building from the original farmstead. EHT Traceries.

and 1840 US Census Records for “Holtzman” in Montgomery County, MD, DC, and other surrounding counties were reviewed. There were records for several individuals with the surname Holtzman (John, Eli, Elizh, George, and Thomas) in 1820, 1830, and 1840, but not for 1810. Each of these individuals resided in Georgetown, and there were no records of a Holtzman residing anywhere in Montgomery County during these decades. Most likely, Holtzman owned the property but did not have anyone, including slaves, on the property in the first half of the nineteenth century. The 1850 U.S. Census did not note that Christopher Lansdale owned any slaves. There were no mention of slave dwellings in any of the nineteenth century sale notices for the property, nor were there any extant slave dwellings on the property by the time Landon School acquired the it in 1936.

Over the course of a century, the Lansdale House evolved from a small log structure on a farmstead to a four-part academic residence on a private school campus. Lansdale operated the farm for several decades before expanding the house to six rooms by the 1870s. As part of the expansion, he built an external chimney along the east side of the addition. In 1876, the house was sold to Samuel E. Hill after Lansdale defaulted on his mortgage.¹⁷ Over the next decade, the property changed hands two more times before it was purchased by Margaret O’Brien in 1886.¹⁸ By 1890, a second frame addition was built to enlarge the house to eight rooms, including a dining room, second staircase, and a bedroom on the second floor. This addition was likely when the two-story gallery porch was constructed on the south side.

In 1911, the farm was purchased by Hugh Reilly, a Georgetown resident. Reilly had the large Tudor Revival style residence, now known as the Andrews House, constructed on the property to the north of the Lansdale farmhouse. After selling the property to James N. Andrews in 1917, the Lansdale house was used as a caretaker’s residence. The house and sixty-two-acre property remained under the ownership of the Andrews’ until being sold to Paul and Mary Lee Banfield in 1936 to serve as the new Landon School campus.¹⁹

After purchasing the estate, the Banfields hired their friend and architect, Horace Peaslee, to design an addition and renovate the Lansdale House which was to serve as their residence. Peaslee’s design involved building an addition at the west end of the existing house to include a

17 Equity No. 319, EBP Liber 9, Folio 93, 1876, Montgomery County Land Records.

18 Deed JA, Liber 4, Folio 361, November 1886, Montgomery County Land Records.

19 “Landon School Buys Estate In Wilson Lane,” The Washington Post, 7 June 1936, R15.

kitchen on the first floor and a large bedroom and office on the second floor. The existing portion of the house was restored at this time. The project also included the removal of a circular staircase and fireplace located in the central hall, the enclosure of the first level of the south gallery porch, and moving the front door. Work on the house took approximately three years before being completed in 1939.²⁰ The Banfields moved into the house as soon as the work was completed. In addition to serving as the Banfield's residence, the house was also used to host social events for faculty, students, and their parents, which included dinners, parties, and the Azalea festival. The Banfields resided at the Lansdale House for the remainder of their lives.

Despite the construction of additional buildings and athletic fields at the Landon School Campus throughout the remainder of the twentieth century, the Lansdale house largely retains its rural setting. While the Athletic Center and Upper School are partially visible from the house, their designs conform to the rolling and open landscape which allow the historic view shed from the Lansdale House to remain relatively intact. Today, the house is used for faculty housing, as well as meeting and office space.

The Lansdale House is considered a contributing resource within the National Register eligible C.W. Lansdale House/Landon School Historic District as established by the DOE completed in 2002. The Maryland Inventory of Historic Places form indicates that the house is locally significant under National Register Criterion C as a nineteenth century example of rural vernacular architecture, and one of the last such examples remaining in Montgomery County. It is also significant due to its association with the Landon School, as the residence of Paul and Mary Lee Banfield, and for the historically sensitive additions designed by Peaslee. Together with the contributing properties on the Landon School campus, the property is significant under National Register Criterion A due to its association with events that have made a contribution to local history as an example of a country day school established in Bethesda by the 1930s, and its development throughout the twentieth century.

The house was also individually designated (1990) as a historic site by the Montgomery County Historic Preservation Commission for having historical and cultural significance. The designated site is composed of 11.77 acres which include the house and barn as well as the entrance and approach from Wilson Lane (Figure 8).



Figure 14: Undated drawing of the Lansdale House.
Miller, Landon School Archives.

20 Dixon, *Courage, Commitment & Change*, 75-79; Liz Buxton, "C.W. Lansdale House/Landon School," Determination of Eligibility Form, Maryland Historical Trust, 2002, 2-3.



Figure 15: The Andrews House, today used as the Headmasters Office and Communications Office. EHT Traceries.

Andrews House (*Contributing Resource to DOE*)

The Andrews House (Figure 15) is located at the center of Landon’s campus, north of the athletic fields and adjacent to the Upper and Middle Schools. It was already standing on the site when Peaslee developed the preliminary campus plan in 1938. The house is a two-and-one-half story Tudor Revival style residence built c. 1911 (Figure 16). Built of stone masonry and wood frame construction, the building’s asymmetrical composition, fenestration, multiple gables, stone

detailing, and false decorative half-timbering support the stylistic expression of the Tudor Revival Style associated with the early twentieth century. A majority of these features remain intact, though the interior plan has been altered for various uses by Landon School.

The house was owned by the Andrews family, whose son, James Andrews, was a graduate of Landon School. The Andrews’ purchased the property from Georgetown resident Hugh Reilly. Reilly immigrated to the United States from Ireland, and purchased the estate in 1911. He established a profitable paint business in Georgetown and built the twenty-room, three-story Tudor Revival house and corresponding garage and servant’s quarters, today’s Andrews House and Torrey Hall. Several years later, however, Reilly was suffering financially and had to sell his estate to Andrews in 1917.²¹

Andrews owned the estate for nearly two decades before deciding to put it on the market in 1936, four years after his son graduated from Landon. The 62.5 acre property included the large stone house, garage and servants quarters, the Lansdale House and large bank barn, and several smaller outbuildings for the asking price of \$150,000. The Banfields arranged a meeting with Andrews to express their interest in purchasing the estate for use as the new location for Landon School. Andrews agreed to sell the property to the school for the reduced price of \$90,000.²²

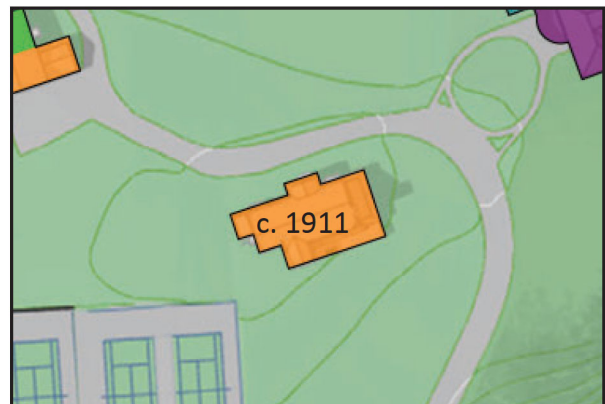


Figure 16: Image from the Landon Development Map (Figure 4) showing the Andrews House located near the center of the Landon School campus. EHT Traceries.

21 Dixon, *Courage, Commitment & Change*, 75-79.
22 Dixon, *Courage, Commitment & Change*, 75-79.

After acquiring the estate, the Banfields hired their friend and architect, Horace Peaslee, to renovate the Andrews House, then known as the Dormitory, to be used as dorm and classroom space. Part of the renovation included converting the formal living room into the masters' lounge for teachers who boarded at the school.²³ During the first several years that the Landon School was located at Wilson Lane, the Andrews House also housed a small library and the dining room for the Upper School and faculty.²⁴ The second and third floors of the Andrews House were used as living quarters for staff beginning in 1971 when the school ended the boarding program. Wilkes, Faulkner Architects designed the renovation of the third-floor apartments.²⁵ The Andrews House currently serves as the Headmaster's Office and the Communications Office.

The C.W. Lansdale House/Landon School DOE determined that the Andrews House is a contributing resource within the eligible historic district as it is located on a prominent site on the campus. The building's Tudor Revival architecture and location at the center of the campus creates a focal point from many vantage points.

Torrey Hall (*Contributing Resource to DOE*)

Torrey Hall is located approximately 150 feet northwest of the Andrews House. Also designed in the Tudor Revival Style, Torrey Hall (Figure 17) was designed to serve as an ancillary building to the Andrews House. Torrey Hall is also constructed of stone masonry and wood frame construction with the same Tudor Revival features and detailing, but is less ornate than the Andrews House. Torrey Hall retains many of its original features, but has been altered by the construction of several additions during the mid-twentieth century that match the original architecture but alter the building in form and plan. The interior of the building has also been altered multiple times.



Figure 17: Today, Torrey Hall houses the Alumni Office, Development Office, Parent Programs, and School Store. EHT Traceries.

Torrey Hall was built during the c. 1911 to serve as a garage and servant's quarters when the property was owned by Hugh Reilly. In 1917, the estate was sold to the Andrews family who owned it for nearly two decades before selling the property to the Banfields in 1936 to serve as the new site for Landon School. After the property was purchased, Peaslee was charged with renovating

23 Dixon, *Courage, Commitment & Change*, 75-79.

24 Dixon, *Courage, Commitment & Change*, 81.

25 Buxton, "C.W. Lansdale House/Landon School," DOE Form, MHT, 2.

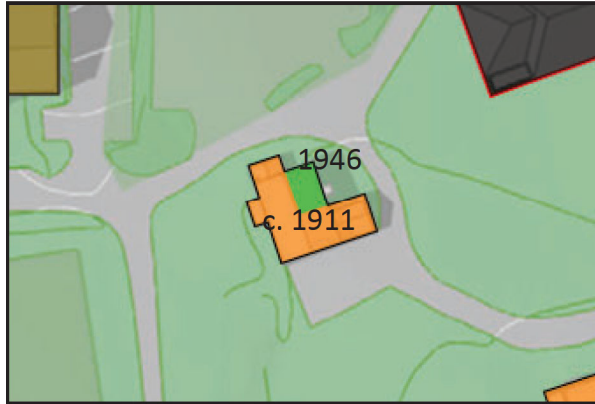


Figure 18: Image from the Landon Development Map showing Torrey Hall. The building is situated between the Andrews House, Middle School, and Performing Arts Center. EHT Traceries.

the former garage and servants quarters to accommodate classrooms for the Upper School students as well as the school library.

In 1946, the building was enlarged to provide additional classroom space (Figure 18). Following the completion of the addition, the building was dedicated as Torrey Hall in honor of former faculty member, Frederic C. Torrey, who retired several years prior. Torrey was asked to join the faculty at Landon School in 1931 while he was working at an Episcopal Academy in Philadelphia. Accepting the position, Torrey worked as a mathematics and foreign language teacher, and remained at Landon until his retirement in 1942.²⁶

Torrey Hall remained the primary Upper School Building until the 1960s. Since that time, it has been occupied by various offices and departments of the school which has resulted in the interior plan of the building being altered several times. Torrey Hall currently houses the school store, parents' programs, the alumni office, Lower School art, and the development office.

Torrey Hall is considered a contributing resource to the eligible C.W. Lansdale House/Landon School historic district. The building was one of four already standing on the property when it was acquired by Landon School in 1936, all four of which were incorporated into the 1938 concept plan by Peaslee and Eliot. However, the 1938 plan depicts Torrey Hall with a large addition constructed along its east side that created a "J" shaped building to align with Banfield Academic Center; this was never realized. Originally used as the garage and servant's quarters, the multiple uses of the building has required extensive modifications over the years to accommodate dormitory, classroom, and office uses. Of the original four buildings on the site, Torrey Hall has seen the most change and its plan has been most altered. Architecturally, while the building continues the Tudor Revival styling of the Andrews House, Torrey Hall lacks the presence and grace associated with the stately residence. Modifications have altered the structure and diminished its integrity.

Athletic Center (*Contributing Resource to DOE*)

The athletic center, located on the west side of the Landon Campus between the Lansdale House and the Lower School, had its start as a gymnasium completed in 1939. The gym (Figure 21) was built of brick masonry construction with a double-pitch gable roof clad in slate. Both sides of the gym feature five large bays to illuminate the interior. Each of these contains a tripartite window featuring nine-over-nine double-hung sash windows surmounted by a six light fixed window. Throughout the twentieth century, several additions to the gymnasium were built, all of which

26 Dixon, *Courage, Commitment & Change*, 27-28; Wilson, *The Landon School Story*, 77.



Figure 19: An undated Preliminary sketch for the Gymnasium completed by Horace Peaslee. DOE, Maryland Historical Trust.

feature exterior brick cladding.

Construction of a gymnasium was first authorized in November 1938 by the school's Board of Trustees, with Horace Peaslee hired to design the new building. To fund the construction of the gymnasium, Landon School started a fundraising campaign. The largest contribution for construction of the building came from Milo and Theron Perkins, who were close friends

with the Banfields.²⁷ Additional funding came from the parents of other Landon students, as well as a 10,000 loan from Acacia Mutual Life Insurance Company in Washington, D.C., and an \$85,000 loan from Suburban Investment Trust in Silver Spring, Maryland.

The building was dedicated in 1939 as the Milo Randolph Perkins, Junior, Activities Building, in memory the Perkins' son, Randy, a Landon student and athlete who lost his life in a tragic railroad accident the previous summer. Paul Banfield played a direct role in the design of the building, frequently meeting with and writing to Peaslee about various aspects of the design, including the interior finishes, lighting, telephones, and components of the floor plan.²⁸ The gymnasium was completed in 1939 and opened to students in time for the new academic year that fall.

Several years later, when it was decided that a Middle School should be created at Landon, a north wing to the existing gymnasium was built between 1945 and 1946. This first addition contained a science laboratory, four classrooms, and an office for the appointed head of the newly created Middle School. A second addition was first proposed in 1957 to provide additional locker space. Peaslee designed the new wing, built by E. A. Baker, and construction was completed by January 1958.²⁹

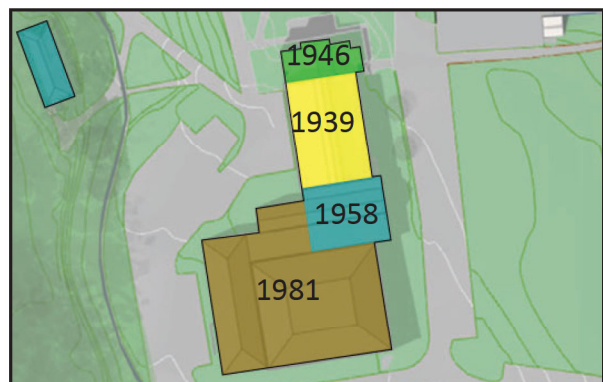


Figure 20: Image from the Landon Development Map showing Athletic Center. The original portion of the building (1939) is shaded yellow. The subsequent additions were completed in 1946, 1958, and 1981. EHT Tracerics.

As the student body continued to grow, so did the need for additional athletic facilities. By the mid-1970s, it was clear that the Perkins Gymnasium

27 Dixon, *Courage, Commitment & Change*, 85.

28 Dixon, *Courage, Commitment & Change*, 88; Landon Archives.

29 Dixon, *Courage, Commitment & Change*, 160-161.



Figure 21: The Barton Alumni Athletic Center. The original 1939 Perkins Gymnasium is visible in the center of the photo with the slate roof. EHT Traceries

was outgrown, and the new addition was to include a second gym on the main floor. The addition was to be built along the south side of the existing building. The architect chosen to design the new wing was John Parker. Completed in 1981 (see Figure 20 for the development map), the new wing was dedicated in honor of Ed Barton, Varsity Coach and Athletic Director from 1949-1970, and named the T. Edward Barton Alumni Sports Center. The large gymnasium that was built as part of the addition was named the Riddleberger gymnasium after headmaster Hugh Riddleberger who replaced Paul Banfield in 1970.³⁰

The Barton Alumni Sports Center complex is a contributing resource within the National Register eligible C.W. Lansdale House/Landon School historic district. The complex, specifically the 1939 Perkins Gymnasium, is significant to the history of Landon School as the first new building constructed on campus and the first designed by Horace Peaslee.

Perkins House (*Contributing Resource to DOE*)

The Perkins House, located near the northern boundary of the Landon property, was built during the late 1930s. The two-story, five bay house (Figure 22) was built of wood frame construction clad in wood siding. Designed in the Colonial Revival style, the residence is a side gable house with brick end chimneys. A two story rear wing is located on the west side of the house.



Figure 22: The Perkins House. Today, it is a Landon School faculty residence. The Landon School Story.

The Perkins house was the home of Milo

and Tharon Perkins, friends of Paul and Mary Lee Banfield. The Perkins, parents of two boys that attended Landon School, had originally purchased the two-and-one-half acres adjacent to the Landon School Property in 1937 to protect it from future development. They built a two-story, five-bay frame house with brick end chimneys and a two-story wing located on the west side (Figure 23). In the 1940s, the Perkins established a garden containing 10,000 azaleas of more than 600 varieties. The garden is a living memorial to their two sons, Randy and George, who died in 1938 and 1943, respectively.³¹

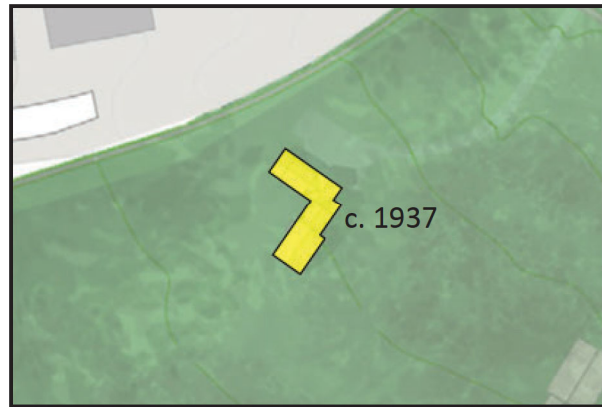


Figure 23: Image from the Landon Development Map showing the Perkins House located near the northern boundary of the school campus. EHT Tracerics.

Milo Perkins was originally appointed assistant secretary of Agriculture under Henry Wallace at the Department of Agriculture, and he remained with the Department until the 1950s. In 1954, Perkins retired from the Department and moved to Arizona. Perkins notified Banfield of his plans and offered the house and gardens to the school for \$60,000, far below the true value. Purchase of the Perkins House alleviated the crowding of the Upper School in Torrey Hall. The interior of the house was converted to classroom space used for Upper School English classes starting in the fall of 1954. The first year after purchasing the Perkins property, Landon School held its inaugural Azalea Festival, a tradition which continues to this day.³² Today, the Perkins House serves as a faculty residence.

Because the Perkins House was on a piece of property that was not owned by the school in 1938, it does not appear on the 1938 preliminary campus plan. The Perkins House did play an important role in protecting the Landon Campus from encroaching development, and to its expansion and development when it was finally acquired by Landon in the 1950s. The Perkins House is a contributing resource to the C.W. Lansdale House/Landon School district as an example of the school evolution and development in the mid-twentieth century.

Lower School (Wilson Building) (*Contributing Resource to DOE*)

The Lower School is located along the west side of the Landon School property between the Athletic Center and Administration Building. It is a two-story brick masonry building with a flat roof built into a hillside. Both stories are exposed on the downslope west elevation while only the upper story is exposed on the east side primary elevation. The building features metal windows including bay windows separated by entry bays along the primary elevation (Figure 24). Above the entry bays are panels with swag details that are out of character with the rest of the building. Prior to the completion of the new Lower School building in the fall of 1940, grades three through

31 Dixon, *Courage, Commitment & Change*, 78, 84-86.

32 Dixon, *Courage, Commitment & Change*, 142-143.



Figure 24: Lower School Building. EHT Traceries.

six of the Lower School were still operating at the former Walsh estate in Bethesda. When the Andrews estate was purchased for Landon School in 1936, there were not enough existing buildings for both the Upper and Lower Schools, so the decision was made to move the upper school to the Wilson Lane Campus and to keep the Lower School at the Walsh estate until additional facilities could be built. Completion of a new Lower School building meant that the entire student

body could be together on the same campus once more.

Horace Peaslee, architect for Landon, designed the new building for the Lower School. On July 10, 1940, Landon contracted with Morrison Brothers, based out of Bethesda, to construct the building. Work began soon thereafter, and by the following autumn, the new building opened its doors to students of the Lower School. Designed to be incorporated into its site on hillside along the west side of the campus, the building appeared to sink into the landscape. The design incorporated bay windows along the entire east side as well as a flat rooftop.³³

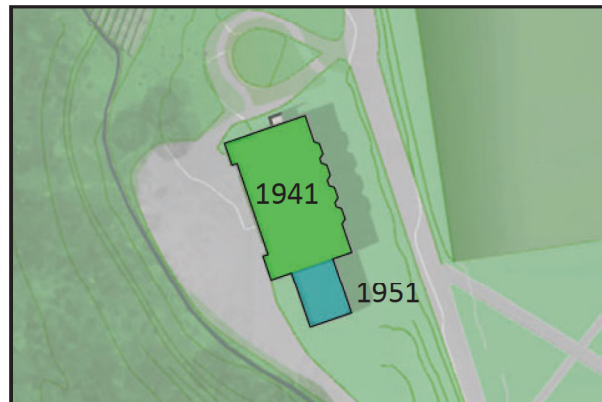


Figure 25: The lower school as it appears on the Landon Development map. The original building (in green) was built in 1940. The wing at the south end is a 1951 addition. EHT Traceries.

As completed, the Lower School building contained classrooms, a kitchen, a 200 seat dining room, and offices for various departments. Each classroom was designed to be octagonal in shape and included bay windows to allow views onto the fields of the Landon Campus. The dining room was also used as an assembly room and theater for several years.³⁴ Just one year later, in 1941, three more classrooms and a large art room were added to increase the capacity of the building.³⁵ An additional two classrooms and an art room were added in 1951 (see Figure 25).³⁶ The art room became the music room when the art department was transferred to the Randy Perkins Memorial

33 Dixon, *Courage, Commitment & Change*, 89-90.

34 "New Building At Landon Opens Sept. 25," *The Washington Post*, 8 September 1940, L9.

35 "Landon School Adds 3 New Classrooms," *The Washington Post*, 7 September 1941, F5.

36 Wilson, *The Landon School Story*, 76-77.

gymnasium. These changes made it possible for the Lower School to have double classes in each grade.

At the 1964 retirement ceremony of Clyde Wilson, a sixth grade teacher and head of the Lower School for many years, the Lower School building was dedicated in his honor as the Wilson Building, which continues to be used by the Lower School today.

The Wilson Building is considered a contributing resource within the National Register eligible C.W. Lansdale House/Landon School Historic District due to its significance to the history of Landon School and as one of the earliest academic building designed by Peaslee.

Administration Building (*Contributing Resource to DOE*)

The Administration Building (Figure 26) is located in the northwest section of the Landon School property adjacent to the circular drive across from the Lower School. The brick masonry building features a slate clad hipped roof, and is two-stories with an exposed basement on the north and west sides. The primary elevation is three bays wide and features metal sash windows. A single large bay window projects from the east elevation while the north elevation features a projecting entry bay.

As constructed the Administration Building's location differed significantly from the 1938 concept plan in form and orientation (Figure 27). The construction of an Administration Building was first proposed by Paul Banfield on January 29, 1951. The school secured a loan of \$175,000 from Acacia



Figure 26: The Administration Building today houses the Admissions and Business Office. EHT Tracerics.

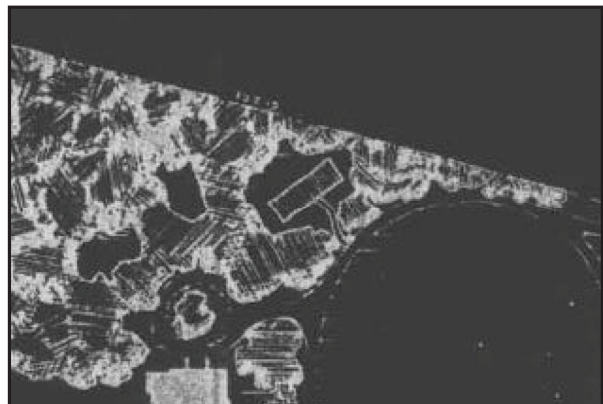


Figure 27: Part of the 1938 preliminary campus plan showing a rectangular building surrounded by trees in the approximate location where the administration was built in 1952. A portion of the lower school is visible in the lower left hand corner. EHT Tracerics.

Mutual Life Insurance Company that allowed it to discharge a 1945 loan.³⁷ Peaslee again served as architect for the design of the Administration Building. Construction commenced in 1951, and the building was completed in 1952 (Figure 28).³⁸

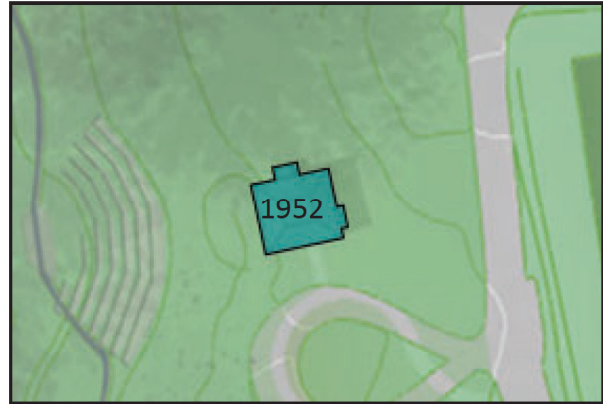


Figure 28: The Administration Building as it appears on the Landon Development map. The outdoor amphitheater is located to the west of the building, and a circular drive is located to the immediate south. EHT Traceries.

Originally, the building housed offices for the headmaster and his secretary, the registrar, as well as various secretaries and other assistants. Prior to the construction of the Administration Building, Banfield's headmaster office was located in the Lower School building, but with the construction of the new building he gained a larger office. In addition to a headmaster's office, the first floor of the Administration Building also housed an assistant headmaster's office - first occupied by Bill Triplett - as well as secretary offices and a room for a switchboard and operator. The upper floor housed the financial department and an apartment for a teacher and their spouse. The bottom floor housed a lounge with double doors located on the west side of the building which opened onto a terrace overlooking the amphitheater. The lounge was used by faculty and staff as well as sixth grade students.³⁹

Today, the Administration Building no longer holds the office of the headmaster which is now located in the Andrews House. The space is now occupied by both the Office of Admissions and the Business Office.

The Administration Building is a contributing resource within the National Register eligible C.W. Lansdale House/Landon School historic district as one of the first buildings to be executed as part of Peaslee's preliminary campus plan, and the first administration building to be constructed.

Upper School (Banfield Academic Center) *(Contributing Resource to DOE)*

The upper school (see Figure 30 on page 26) is located at the northeast end of the Landon Campus, adjacent to the Middle School and Andrews House. The U-shaped three-story brick building has a slate-clad hipped roof. It features a variety of metal sash, casement, and awning windows, as well as three bay windows on its primary (west) elevation, similar to those on the Lower School's Wilson Building. Originally conceived on the 1938 plan as a "U-shaped" building the initial 1958 portion of the building was completed as a rectangular building and its location shifted further to the east significantly changing the arrangement of buildings on the concept plan. The wings constructed in 1962 and 1976 completed the U-shape of the building.

37 Dixon, *Courage, Commitment & Change*, 141.

38 Dixon, *Courage, Commitment & Change*, 140.

39 Dixon, *Courage, Commitment & Change*, 141.



Figure 29: An undated rendering showing the 1962 addition to the Banfield Academic Center. The addition was designed by Mills, Petticord, and Mills. The original 1958 portion of the building designed by Peaslee is in the right-hand portion of the image. Landon School Archives.

Construction of a new academic building for the Upper School was first proposed by Banfield in 1956. The site chosen for the building was a hill that sloped downward toward the road leading to Bradley Boulevard. Peaslee designed the new two-story classroom building, and construction started during the spring of 1957. The building was completed in time for the 1958-1959 school year.⁴⁰ As originally built, the Banfield Academic Center housed a language laboratory, large study hall, picture gallery, school store, offices and conference rooms, and classrooms for the upper and middle schools.

Soon after the first phase of the building was completed, additions to the building were proposed, including adding a third story and an ell-shaped wing extending off the north end of the initial building to house a new main library for Landon School. The third floor addition to the Banfield Academic Center was to house the Keith Science laboratories and science classrooms while the lower floor of the new wing housed a book store and large study hall. The most prominent features of the new wing, however, was the Wiley Buchanan Library and a trustees lounge for the purpose of holding board and faculty meetings. The new wing also included new offices for the assistant headmaster and his secretary, as well as an art gallery.



Figure 30: The Upper School, known as the Banfield Academic Center. EHT Tracerics.

40 Dixon, *Courage, Commitment & Change*, 141.

Horace Peaslee, who designed the original building, died before he was able to complete the designs for the new addition. Landon School sought for several years to find a new architect to complete the design. By January 1962, the firm of Mills, Petticord, and Mills was chosen as architect and E.A. Baker was chosen as builder. Construction finally began that year. The cornerstone for the new addition was laid on March 2, 1962, and the building was completed in the fall of that year (Figure 29). The building was officially dedicated in April 1963, and the entire complex, including the original two floors of the building as well as the newly completed addition, was named the Banfield Academic Center in honor of both Paul and Mary Lee Banfield.⁴¹

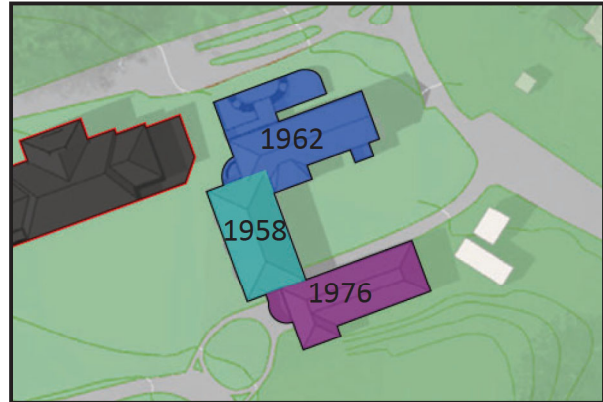


Figure 31: The Banfield Academic Center of the Upper School as it appears on the Landon Development map. The building was constructed in three phases completed in 1958, 1962, and 1976. To the left is the Middle School completed in 1999. EHT Traceries.

In 1974, construction began on a third phase of the Banfield Academic Center. The new wing was to be built at the south end of the original Upper School building, giving the entire complex a U-shaped plan. The upper and middle schools had grown to a point that the building was no longer adequate to meet their needs, so the new wing was built to house the Middle School.⁴²

The school selected architect and former Landon student John Parker to design the new wing. Parker's designs for the new wing were approved in December 1974. Landon chose Jesse Dustin & Son as the contractor to construct the new wing. The school initiated a fundraising campaign to cover the cost of the construction, and quickly secured a pledge of \$200,000 from the DeWitt Wallace Fund. Wallace, founder of Reader's Digest, was well acquainted with the school, as he provided a yearly grant for their scholarship fund. Due to his gift for the construction of the new wing, it was dedicated in his honor as the Wallace Wing. Construction started in the fall of 1975, and the building was dedicated in September 1976.⁴³

Despite its later additions (Figure 31), the Banfield Academic Center is considered a contributing building for the potential C.W. Lansdale House/Landon School historic district. It is particularly significant to the history of Landon School as the last building designed by Peaslee that was built on the school campus.

Frank Parsons Rifle Range (*Contributing Resource to DOE*)

Located in the woods to the west of the rear parking lot of the Athletic Building is the Frank Parsons Rifle Range (Figure 32). It was built in an area designated as the "Lower School Woods

41 Dixon, *Courage, Commitment & Change*, 161-164.
42 Dixon, *Courage, Commitment & Change*, 259-260.
43 Dixon, *Courage, Commitment & Change*, 260-266.

Playground” on the Peaslee’s concept plan. Built while Peaslee was still serving as architect for the Landon School, the range does not appear to have been contemplated on the concept plan. A one-story flat roof structure, the rifle range is a simple building of concrete block construction. The building features a small projecting gabled entry wing.

Efforts to have a rifle range built at the school began as early as 1947, but efforts didn’t start to culminate until 1955 when plans for an indoor range were announced. Planning wasn’t finalized until October 1956, and construction was able to commence once the necessary funding was raised. Leo Butler donated the services of his workers and the equipment needed to prepare the site and build the range.



Figure 32: The Frank Parsons Rifle Range. EHT Traceries.

Completed in 1957 (See Figure 33), the indoor rifle range was constructed to be used by both

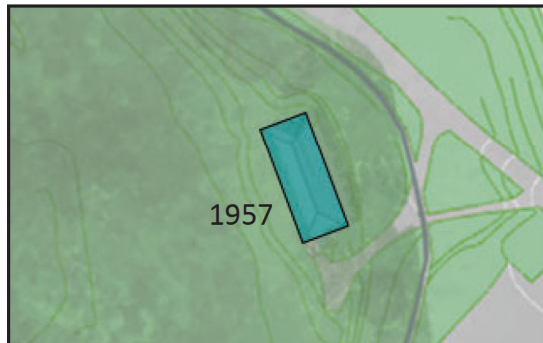


Figure 33: The Frank Parsons Rifle Range was built down the hill from the rear of the athletic center parking lot. To the north of the range is the Lower School. EHT Traceries.

Landon School students as well as summer camp attendees. The rifle range was built thanks to a generous donation from Olympic marksman Frank Parsons, father of Landon students Doug and Dave Parsons. Parsons was a national rifle champion who was instrumental in stimulating interest in building the range. Unfortunately, Parsons died in 1957 prior to the completion of the range, but it was finished later that year by his friends and dedicated in his honor. The rifle range is still in use today.⁴⁴

The Frank Parsons rifle range was determined by the 2002 DOE to be a contributing resource within the potential historic district. However, the building was not designed by Horace Peaslee, nor does its architecture reflect the commonalities of Peaslee’s buildings on the campus.

Faculty Houses *(Contributing Resources to DOE)*

In 1937, Paul Banfield acquired land outside the northeast boundary of the school to prevent its development, and then sold it to the school to be incorporated into its campus. This allowed the school to establish a secondary entrance to the via a paved drive from Bradley Boulevard. The

land on either side of the drive was then used to build several Master's houses for teachers and administrators working at Landon School.



Figure 34: The first of the master's houses designed by Peaslee, built in 1939. EHT Traceries.

The first house (Figure 34) was built in 1939 along the southeast side of the drive. Designed by Peaslee, the two-story, three-bay, side gable house was designed by Horace Peaslee in the Colonial Revival style. The wood frame house was originally clad in wood siding that has since been replaced with vinyl. A brick chimney located along the west side is abutted by a two-story wing attached to the southwest corner of the house. The east side features an attached one-car garage with a single story above which connects to the first floor of the main block of the house.

The second master's house was built in 1950 directly across from the first. Also designed in the Colonial Revival style, the two-story cross gable house is of wood frame construction with brick veneer siding painted white. The main entrance is located on the east side adjacent to an attached one-story single-car garage. Along the west side is a one-story gabled frame addition connected to the house by a hyphen with a secondary entrance. Also designed by Peaslee, the house was built by Morrison Brothers, Inc. of Bethesda, who also built several other buildings on the Landon campus.

The third master's house designed by Peaslee was built in 1953 by the E. A. Baker Company to the southwest of the first house (see Figure 35 for the development map). Like the others, the house was designed in the Colonial Revival style. The two-story, side gable house is five bays wide and features a central entrance and a chimney on the west end. It was built of wood frame construction clad in a red brick veneer.

All three of these faculty houses are contributing resources to the C.W. Lansdale House/Landon School historic district as they were all designed by Peaslee. Houses two and three were built in their approximate locations as established in Peaslee's preliminary campus plan. House one was likely depicted as well but was cut off on the copy of the plan. Peaslee pulled the residentially-scaled Colonial Revival style homes away from the main campus plan, to give the faculty housing a sense of a suburban setting.

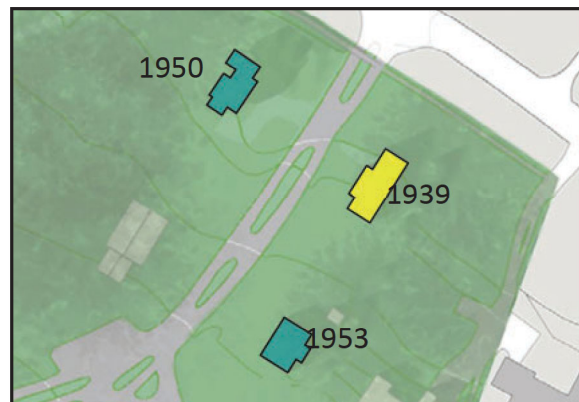


Figure 35: The original three master's houses were designed by Horace Peaslee. The first was built in 1939 while the second two were built during the 1950s. EHT Traceries.

A fourth master's house was built c. 2003 directly across from the third master's house. This two-story side gable house was designed in the Colonial Revival style, and is clad in a red brick veneer. Built following the completion of the 2002 DOE, the house is non-contributing since it was built after 1970 and is therefore less than fifty years old.

Foster Maintenance Building *(Noncontributing Resource to DOE)*

The Foster Maintenance Building was constructed in 1965 adjacent to the bank barn and Lansdale House. The one-story side gable building is of concrete block and wood frame construction. The gable extends approximately three feet over the primary elevation. The primary elevation is eight

bays wide, composed of alternating entry and window bays which feature metal awning windows.



Figure 36: Foster Maintenance Building. EHT Traceries.

Built to house the various paint, carpentry, and metal working shops necessary to keep the buildings and grounds in shape, it also housed a lounge and showers for the maintenance workers. The building (see Figures 36 and 37) is named for the Foster brothers: William (Bill), Charlie, Sam, and Wilmer. Wilmer Foster was the first of the brothers to be hired at Landon in 1937 as foreman of the grounds crew. The other brothers

applied several years later, with Wilmer serving as gardener, Charlie on the maintenance crew, and Sam as general handyman.⁴⁵

For their dedication to Landon School, and the many years in which they were there, the maintenance building that the Foster Brothers built themselves was dedicated in their honor as the Foster Maintenance Building. Today, it bears a plaque dedicated to "William Jackson Foster, his Brothers and Associates". It still serves as the maintenance building today.

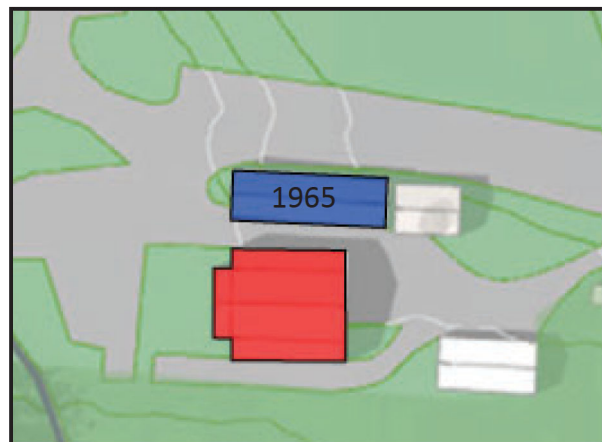


Figure 37: The Foster Brothers Maintenance Building was constructed directly north of the barn from the Lansdale farm. EHT Traceries

A building is depicted on Peaslee's 1938 plan

45 Wilson, *The Landon School Story*, 79; Dixon, *Courage, Commitment & Change*, 64-65.

in the approximate location of the Foster Maintenance Building. This was likely a stable or structure associated with the farm - already extant when purchased by Landon - the building was demolished and replaced by the maintenance building. The Foster Maintenance Building is listed as non-contributing since it was built after 1960.

Kiplinger House (*Noncontributing Resource to DOE*)

The Kiplinger House was built in 1971 near the north boundary of the Landon School campus, to the north of Torrey Hall and west of the Perkins House. Designed in the Colonial Revival style, the five-bay, side gable house is clad in a brick veneer. A brick end chimney is located on the east side of the house, and a single story gable wing is located on the west side. The house features six-over-six and nine-over-nine windows with faux paneled shutters.

The house (Figure 38) was built to serve as the residence for the new Headmaster after Paul Banfield retired and stepped down from the position in 1969. In July that year, Landon selected Hugh Riddleberger as the new headmaster to replace Banfield. Riddleberger was a former headmaster of Grosse Pointe University School in Detroit and was a director of the Cleveland Council of Independent Schools.⁴⁶



Figure 38: Kiplinger House, the residence of the Landon School Headmaster. EHT Traceries.

Funds for the construction of the house

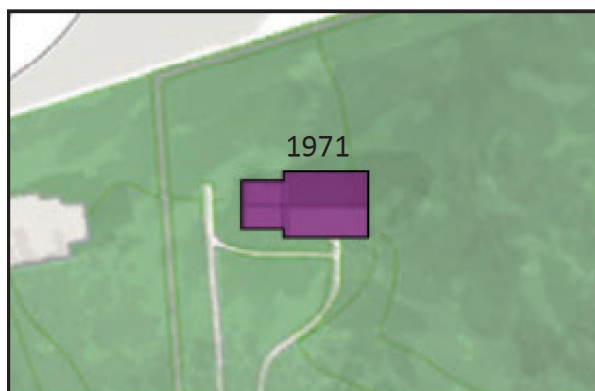


Figure 39: The Kiplinger House was built near the northern boundary of the Landon School Campus, directly north of the parking lot to the north of Torrey Hall. EHT Traceries.

were raised by increasing an existing trust on the school property. Landon selected builder-architect Thomas D. Rixey, head of the Thomas D. Rixey Development Corporation, to design and build the new house. Construction began in March, 1971, and was completed in September that year during Riddleberger's second year as headmaster (see Figure 39 for the development map).⁴⁷ Riddleberger remained headmaster until his retirement in 1981. Kiplinger House remains the residence of the Landon School headmaster today.

⁴⁶ Dixon, *Courage, Commitment & Change*, 236.

47 Dixon, *Courage, Commitment & Change*, 238-242.

The C.W. Lansdale House/Landon School DOE completed in 2002 considers the Kiplinger House (listed in the DOE as the Headmaster’s House) to be non-contributing to a potential National Register district since it was built after 1960.

Performing Arts Center and Landon Middle School (*Noncontributing Resources to DOE*)

The Benjamin M. Mondzac Performing Arts Center (Figure 40), designed by John Parker, was built in 1989. Designed in the Colonial Revival style, the building features a three part composition with a two-story central section flanked by single-story wings. A single-story projection houses the main entrance which is comprised of three sets of double doors with side lights and transoms. The building features double-hung sash windows and a hipped roof.

The need for a performing arts or activities building was discussed as early as 1983. The building was designed to house both a new dining room to replace the one in the Lower School’s Wilson Building, as well as an auditorium. Construction started in October 1987, with the Jesse Dustin Company serving as contractor. The Performing Arts Center, which opened in April 1989 (see Figure 41 for the development map), was named after Benjamin M. Mondzac, a former Landon student who graduated in 1986 and died from brain cancer that August, just weeks before he was set to start his freshman year at Columbia University.⁴⁸

Landon Middle School and Gallery, built in 1999, was designed by Tappe Associates, Inc. of Boston. This modern, three-story building (Figure 42) is clad in red brick and stone siding with a slate clad hipped roof. The site selected for the new building was north of the Andrews House, situated between the Upper School and Torrey Hall to form a quadrangle between the buildings. Work on the Middle School started that fall, and the new building was completed by September the following year (Figure 43).



Figure 40: The Mondzac Performing Arts Center was built in 1989. It is located in the northwest section of the Landon School campus. EHT Tracerics.

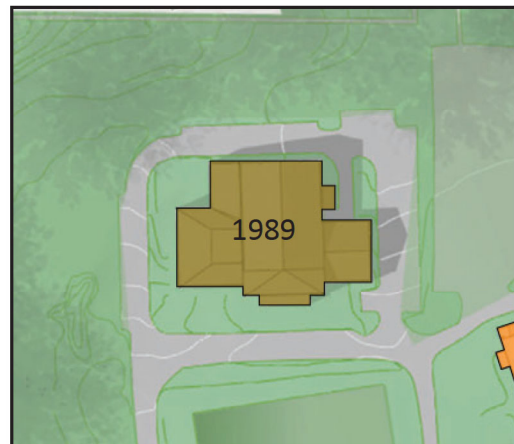


Figure 41: The Performing Arts Center as it appears on the Development Map of Landon School. At the bottom right is Torrey Hall. EHT Tracerics.



Figure 42: The Middle School, the most recent building to be constructed on the Landon Campus. EHT Traceries.

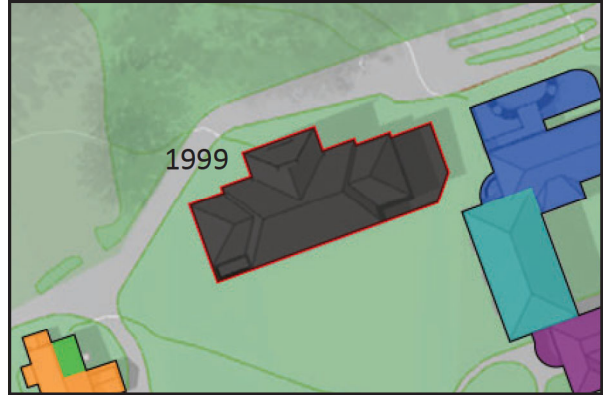


Figure 43: The Performing Arts Center is located between the Upper School, at right, and Torrey Hall, at bottom left. EHT Traceries.

The Mondzac Performing Arts Center and the Middle School were constructed after 1960, they are considered to be non-contributing resources within the eligible National Register historic district. The Middle School was constructed close to the site of a proposed dining hall as represented on the 1938 plan although the dining hall was never constructed.

Conclusion and Recommendations

The proposed Master Plan for Landon School in Bethesda, Maryland calls for the demolition of one contributing resource to the National Register eligible historic district, Torrey Hall. The other twelve contributing resources would be retained. Torrey Hall was built as an ancillary building to the Andrews House, both constructed c. 1911. The far more significant main Andrews House will be moved to preserve the early twentieth century manor house. The other eleven contributing resources to the eligible historic district would be retained in place.

Peaslee's preliminary 1938-1946 campus plan depicts the development progress of the campus up to that time. The plan itself states that it was developed from a "Preliminary Plan" created in 1938. The fact that the plan was based on a preliminary design and that it was never fully implemented indicate that it was likely a conceptual plan to guide the development of the school rather than a formal guiding document. For the most part the plan envisioned a formal, academic quad that aligned with the character and nature of the site. This concept was never realized and the actual location and siting of many of the buildings eroded the formal, arrangement of academic buildings. Figure 44.

The concepts in the plan are good starting points for a new vision for the Landon School. Peaslee was already deviating from his plan as early as 1952 with his design for the Administration Building. The construction of the Frank Parsons Rifle Range in 1957 (while not a Peaslee design, it was built while he was still serving as architect for Landon) was not contemplated as part of the concept plan. Much of Peaslee's guidance on the development of the school ended with his death, and in the ensuing decades, new construction and alterations occurred outside of Peaslee's vision. The campus also expanded through the acquisition of additional land – which allowed for the construction of the Kiplinger House and the Performing Arts Center. Therefore, while Peaslee's preliminary campus plan was important to the early development of the Landon School campus, it was never strictly adhered to by Peaslee or the school, nor was it ever fully implemented as designed.

The new Master Plan proposes to move the Andrew's House to the southwest to allow for the construction of the new Upper School on a new main quad. The new Upper School would turn to the southwest, opening up this new quad to create a visual connection with the Lower School. Demolishing Torrey Hall would potentially be considered an adverse effect; however, its removal would allow for a strong visual connection between the Upper and Lower School Buildings. The new proposal of a more formalized quad does align with the initial spirit of the Peaslee' concept.

Additionally, the new plan retains all of the locally designated Lansdale House, barn, and surrounding grounds. Most importantly, it preserves the connection with the entrance road and the visual connection between the Lansdale House and Wilson Lane by retaining playing fields in the southern portion of the campus.

The Master Plan will have no adverse effects on the local landmark, but will potentially have an

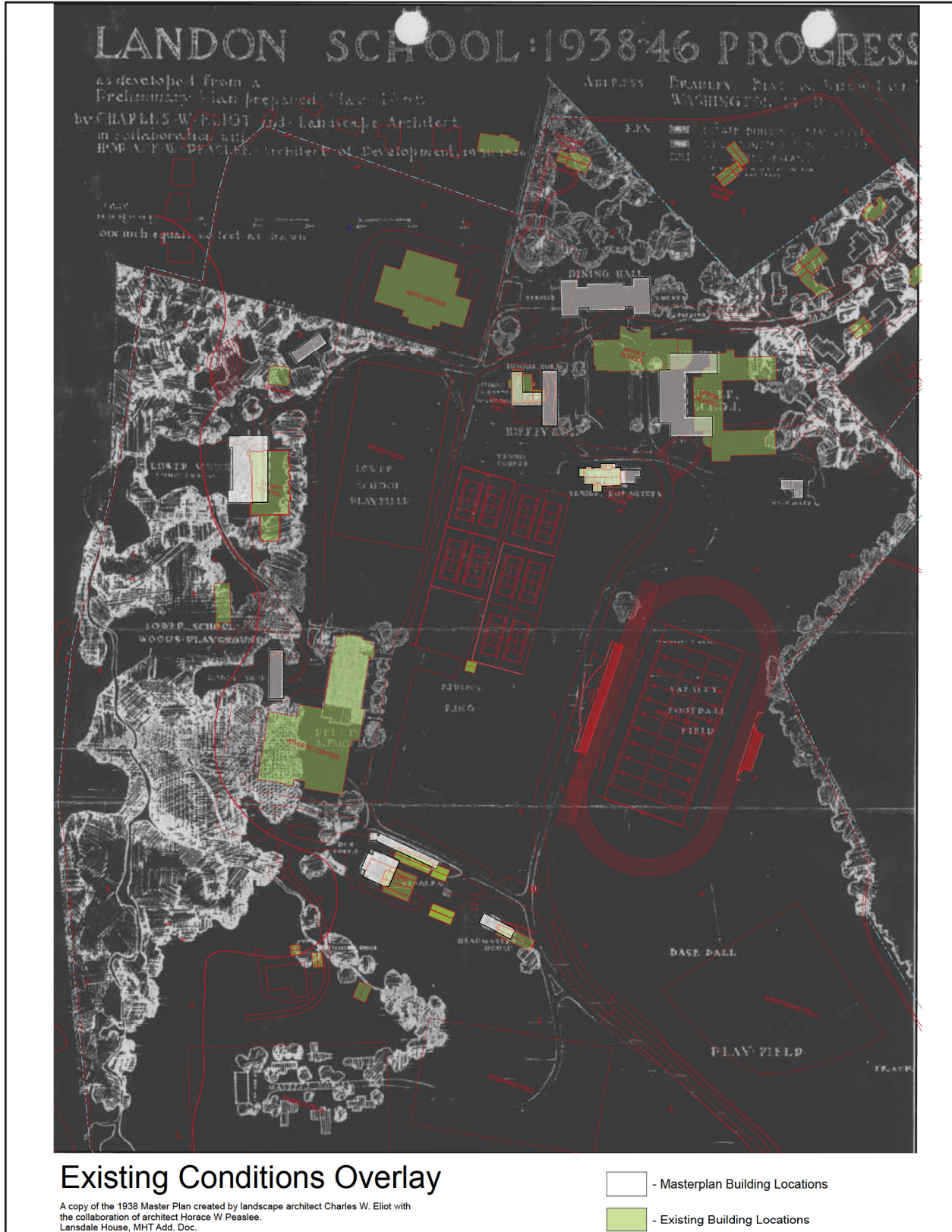


Figure 44: Existing conditions and preliminary campus plan overlay. cgs architects.

adverse effect that reflects the proposed demolition of Torrey Hall. Torrey Hall was constructed at the same time as the Andrew's House and its original use was closely aligned with the original residential use of the property. The DOE documents the history and significance of Landon establishing a school at the site as part of the reasons the campus has been determined eligible. Torrey Hall, within the context of the Landon campus, has less significance than the Andrew's House because it was designed as an ancillary structure and the building has been modified extensively with additions that were needed to accommodate educational and administrative uses.

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