



View of the north elevation of Timberlawn, looking southwest (source: Montgomery Planning, 2023)



AN AMENDMENT TO THE MASTER PLAN
FOR HISTORIC PRESERVATION.

APPROVED AND ADOPTED,
DECEMBER 2025

Montgomery Planning



MCPB NO. 25-129

M-NCPPC NO. 25-27

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *Thrive Montgomery 2050* (2022); and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on May 22, 2025, on the Public Hearing Draft for *Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation*, being also an amendment to the *Master Plan for Historic Preservation in Montgomery County, Maryland* (1979), as amended; *North Bethesda/Garrett Park Master Plan* (1992), as amended; and *Thrive Montgomery 2050* (2022), as amended.

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on May 22, 2025, approved the Planning Board Draft Plan for *Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation*, recommended that the Montgomery County Council sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate within Montgomery County designate Timberlawn as a Master Plan Historic Site, and on July 22, 2025, forwarded said recommendation to the Montgomery County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive offered no comments thereon; and

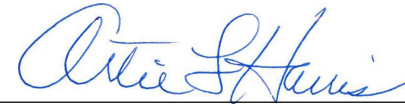
WHEREAS, the Montgomery County District Council held a public hearing on October 21, 2025, wherein testimony was received concerning the Planning Board Draft of *Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation*; and

WHEREAS, the District Council, on November 4, 2025, approved the Planning Board Draft Plan for *Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation* by District Council Resolution No. 20-973.

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said *Timberlawn Historic Site: An Amendment to the Master Plan for Historic Preservation*, together with *Thrive Montgomery 2050*, as amended, and as approved by the District Council in the attached Resolution No. 20-973; and

BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court for both Montgomery and Prince George's Counties, as required by law.

This is to certify that the foregoing is a true and correct copy of Resolution No. 25-129 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner_Pedoeem, seconded by Vice Chair Linden, with a vote of 3-0; Chair Harris, Vice Chair and Commissioner Pedoeem voting in favor of the motion, Commissioner Bartley and Hedrick being necessarily absent at its regular meeting held on Thursday, December 4, 2025 in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board

This is to certify that the foregoing is a true and correct copy of Resolution #25-27, taken by The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Vice Chair Harris with Commissioners Barnes, Bartley, Geraldo, Harris, Okoye and Pedoeem voting in favor of the motion, and Commissioners Hedrick and Linden being absent for the vote during its regular meeting on Wednesday, December 17, 2025, held virtually and in person at the Parks and Recreation Administration Building in Riverdale, Maryland.



William Spencer
Acting Executive Director



View of south elevation of Timberlawn
(source: Montgomery Planning, 2023)



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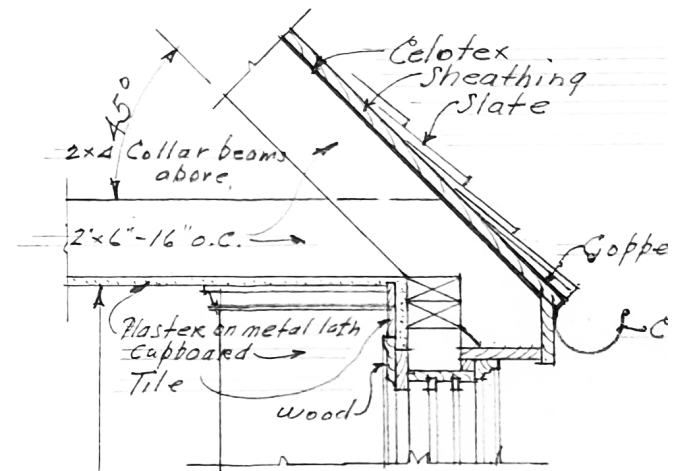
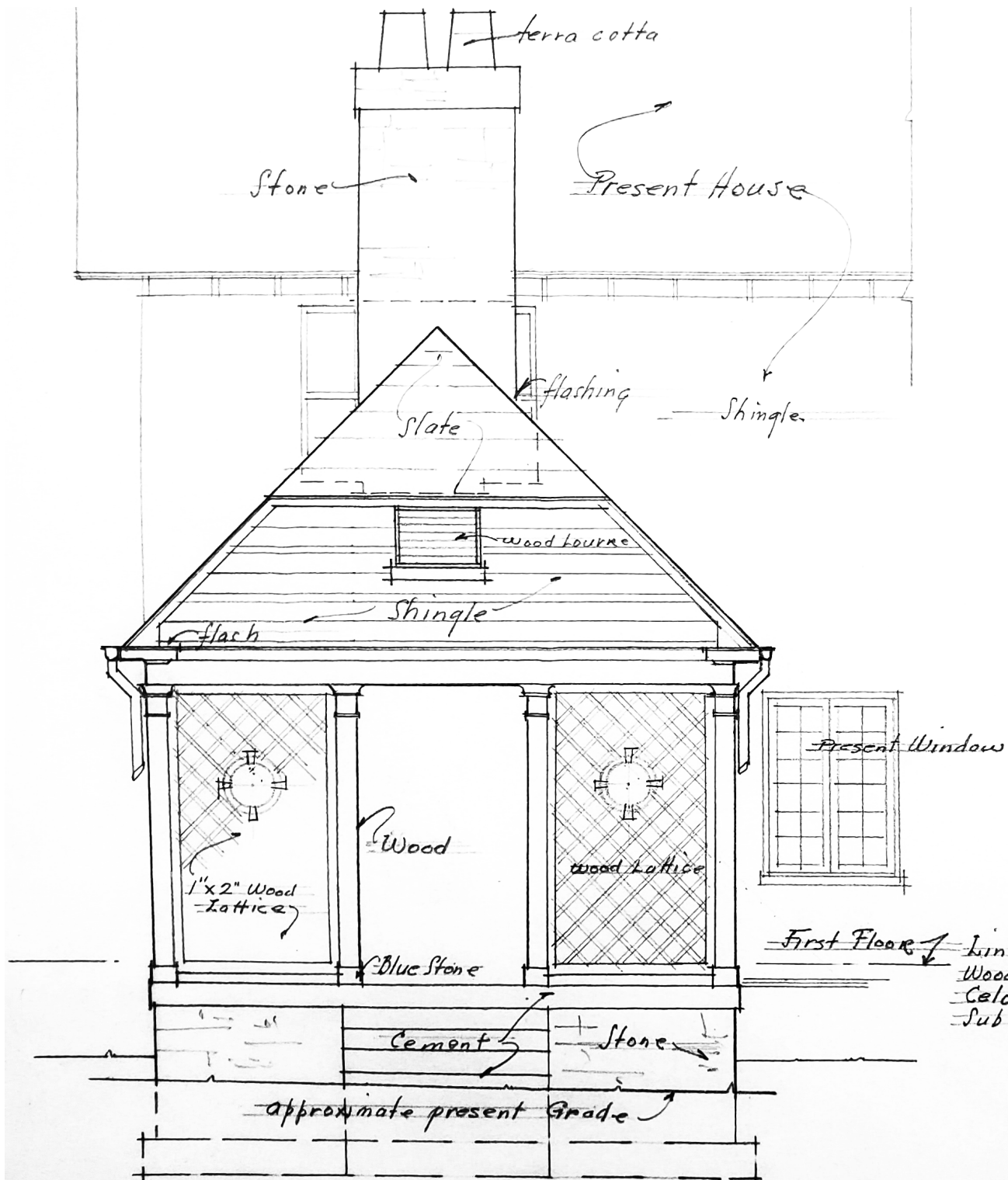
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Figure 17: Eunice Kennedy Shriver holding a hoop on the Timberlawn estate with the home in the background (source: Courtesy of the Special Olympics)

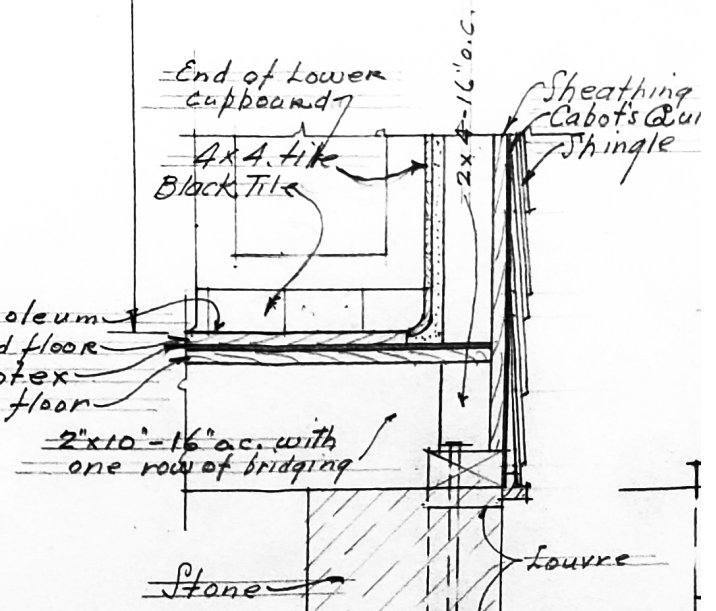
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| Figure 1: View of Timberlawn from Sugarbush Lane, looking southwest (source: Montgomery Planning, 2023)

Executive Summary

The *Timberlawn Master Plan Historic Site: An Amendment to the Master Plan for Historic Preservation* contains the text and supporting documentation for the amendment to the *Master Plan for Historic Preservation in Montgomery County, Maryland* (1979), as amended; and *Thrive Montgomery 2050* (2022).

This amendment addresses a private home and associated parcel located at 5700 Sugarbush Lane, Rockville. In 2021, the current owner requested that the property be evaluated for potential listing and protection under §24A of the Montgomery County Code. In October 2024, the Historic

Preservation Commission (HPC) recommended that the Planning Board list the subject property in the *Locational Atlas and Index of Historic Sites* and requested that the County Council approve an amendment to the *Master Plan for Historic Preservation* to designate Timberlawn as a Master Plan Historic Site. On May 22, 2025, the Planning Board concurred with the HPC's recommendation, listed the district in the *Locational Atlas and Index of Historic Sites*, and recommended designation in the *Master Plan for Historic Preservation*. In December 2025, the County Council approved the Planning Board Draft Amendment.



The Maryland-National Capital Park and Planning Commission (M-NCPPC)

The Maryland-National Capital Park and Planning Commission (Commission) is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties. The Maryland-Washington Regional District (M-NCPPC planning jurisdiction) is composed of 1,001 square miles, while the Metropolitan District (parks) contains 919 square miles in the two counties.

The Commission is charged with preparing, adopting and amending or extending *Thrive Montgomery 2050*, a general plan for the physical development of the Maryland-Washington Regional District in Montgomery County. The Commission operates in each county through Planning Boards appointed by those county governments. The Planning Boards are responsible for implementation of local plans, zoning ordinances, and subdivision regulations and the administration of the bi-county park system.

Master Plan for Historic Preservation

The *Master Plan for Historic Preservation* is a functional master plan with countywide application. The plan and §24A of the Montgomery County Code, are designed to protect and preserve Montgomery County’s historic and architectural heritage. When a historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as a historic site or historic district and subjects it to the further procedural requirements of §24A, Historic Resources Preservation.

Designation of historic sites and districts highlights the values that are important in maintaining the individual character of the County and its communities. The County’s preservation program is intended to provide a rational system for evaluating, protecting, and enhancing the historic and architectural heritage of the County for the benefit of present and future generations.

The following criteria apply, as stated in §24A-3 of the Montgomery County Code.

Evaluation Criterion (1): Historical and Cultural

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

Evaluation Criterion (2): Architectural and Design

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

The Process of Amending the Master Plan for Historic Preservation

The Staff Draft Plan (composed of the Master Plan Historic Site Designation Form and the Historic Preservation staff report) is prepared for presentation to the HPC. The Staff Draft Plan reflects the recommendations of the Historic Preservation staff. The HPC holds a public hearing and receives testimony, after which it holds a public worksession to review the testimony and revise the Staff Draft Plan as appropriate. When the HPC's changes are incorporated, the document becomes the Public Hearing Draft Plan.

The Public Hearing Draft Plan reflects the HPC's recommendations for amending the *Master Plan for Historic Preservation*. The Planning Board holds a public hearing and receives testimony, after which it holds a public worksession to review the testimony, consider the analysis and recommendations provided by the HPC and Historic Preservation staff, and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The Planning Board Draft Plan is the Planning Board's recommended Plan and reflects its revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master

plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Planning, Housing & Parks Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, revises the Planning Board Draft according to its assessment of which resources and districts should be designated, then adopts a resolution approving the final amendment to the *Master Plan for Historic Preservation*.

After Council approval, the plan is forwarded to M-NCPPC for adoption. Once it has been adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

Implementing the Master Plan for Historic Preservation

Once they have been designated in the *Master Plan for Historic Preservation*, historic resources are subject to protection under §24A, Historic Resources Preservation, of the County Code. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the HPC, and a Historic Area Work Permit (HAWP) must be issued under the provisions of §24A-6 of the County Code. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the master plan amendment, the environmental setting of each site, as defined in §24A-2 of the County Code, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County with adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment may provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; of the setting; by describing buildings and features associated with the site that should be protected as part of the setting.

For most of the sites designated, the appropriate point at which to refine the environmental setting is when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. §24A-6 of the County Code states that a HAWP for work on public or private property must be issued before altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and should maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes, as applicable.

In many cases, historic resources and their associated parcels are also affected by other planned facilities in a master plan; this is particularly true with respect to transportation right-of-way. In general, when an environmental setting boundary is established for a historic resource, the need for the ultimate transportation facility is acknowledged at the same time, and the environmental setting includes the entire parcel minus the approved and adopted master planned right-of-way. In certain specific cases, however, the master planned right-of-way directly affects an important contributing element to the historic resource. In such cases, the amendment addresses the specific conflicts at the site and suggests alternatives to balance preservation with the implementation of other equally important community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County Code also empowers the Department of Permitting Services and the HPC to prevent the demolition of historic buildings through neglect.

Montgomery County provides a tax credit against County real property taxes to encourage the restoration and preservation of privately owned historic resources. The credit applies to all properties designated in the *Master Plan for Historic Preservation* (§52, Art. VI). The HPC maintains current information on the status of preservation incentives, including tax credits, tax benefits possible through the granting of easements, outright grants, and low-interest loans. In 2001, the County Council passed legislation requiring an owner of a resource in the *Master Plan for Historic Preservation* or the *Locational Atlas and Index of Historic Sites* to disclose the property's historic status to each prospective buyer before signing a sales contract (§40-12A).



Architectural drawing of a lamp and signpost at Timberlawn, 1930
(source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)



The Amendment

This amendment presents the result of the Planning Board and County Council's evaluation of Timberlawn (30/11), 5700 Sugarbush Lane, Rockville. In May 2025, the Planning Board listed the site in the *Locational Atlas and Index of Historic Sites* and recommended designation in the *Master Plan for Historic Preservation*. The County Council approved this amendment to the Master Plan for Historic Preservation to list the property as a Master Plan Historic Site. Therefore, the resource is protected by the Historic Preservation Ordinance, §24A of the Montgomery County Code.

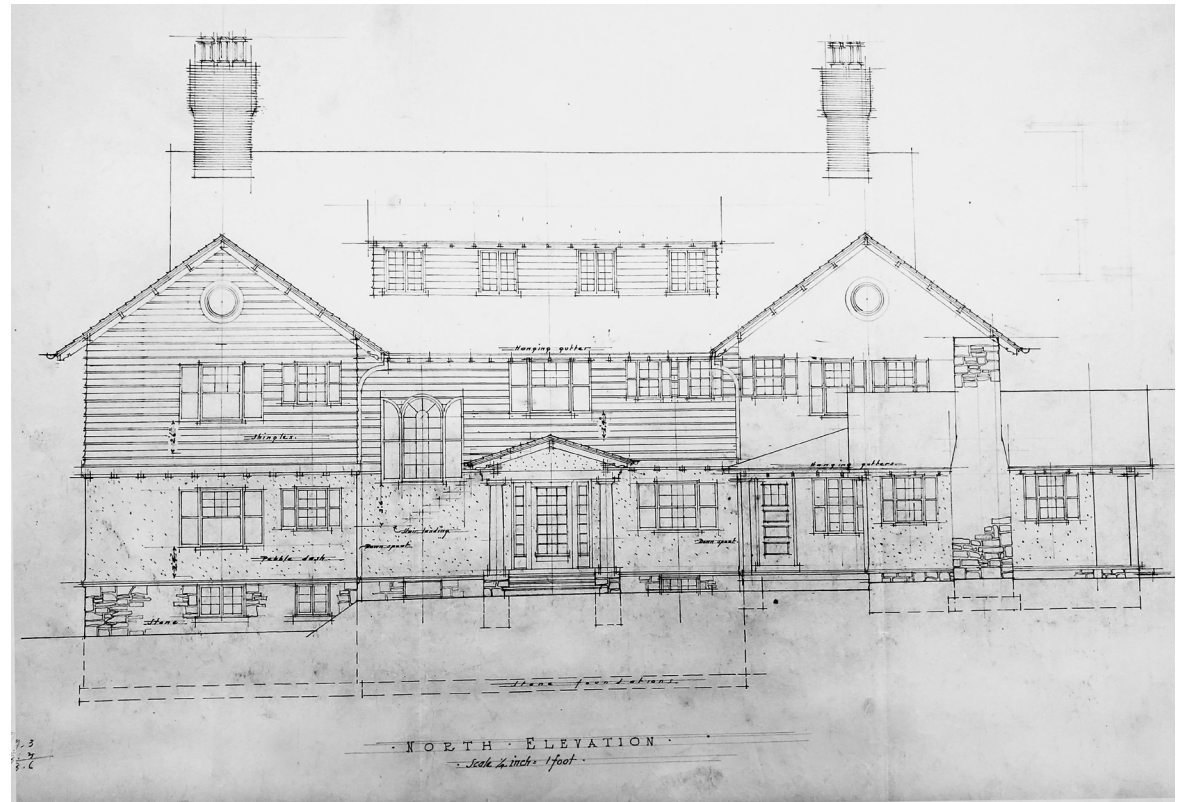
View of the south elevation of Timberlawn, looking northwest, circa 1990 (source: Montgomery Planning)

DESCRIPTION

Architectural Description

In 1900, John Joy Edson and Elizabeth “Bessie” Edson commissioned their nephew Arthur B. Heaton to design the subject country home—later called Timberlawn—on approximately 280 acres of newly purchased farmland between Rockville and Garrett Park. Heaton designed a Georgian Revival–influenced house with Shingle Style elements. The two-and-a-half story, side-gable house features mirrored, flanking, two-story, front-gable projections on the north and south elevations, attic dormers, and a semi-detached kitchen wing. The home has a north-facing approach and had a large, shady, south-facing pergola and patio overlooking the estate. In 1930, the second owners, Mary Corby and Karl W. Corby, Sr., commissioned Heaton to remodel the entrance, demolish the semi-detached kitchen wing, and add attached one-story wings on either side of the dwelling. These alterations resulted in the design and plan of the current home.

The home is clad in white-painted pebbledash coating on the first story and white-painted, wood shingles on the second story. The house features ornamental trim including wide, gray-painted dentil trim delineating the ground level from the second level and a second-story cornice with modillions and a dentil course. The one-story 1930 additions are less decorative; the west kitchen wing is clad in painted pebbledash without any trim, and the east side-gable living room addition is clad in painted brick laid in a common bond.



Architectural drawing of north elevation of John Joy Edson’s country house by Arthur B. Heaton, showing original one-story kitchen wing on the right (demolished 1930) and modified front entrance (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)

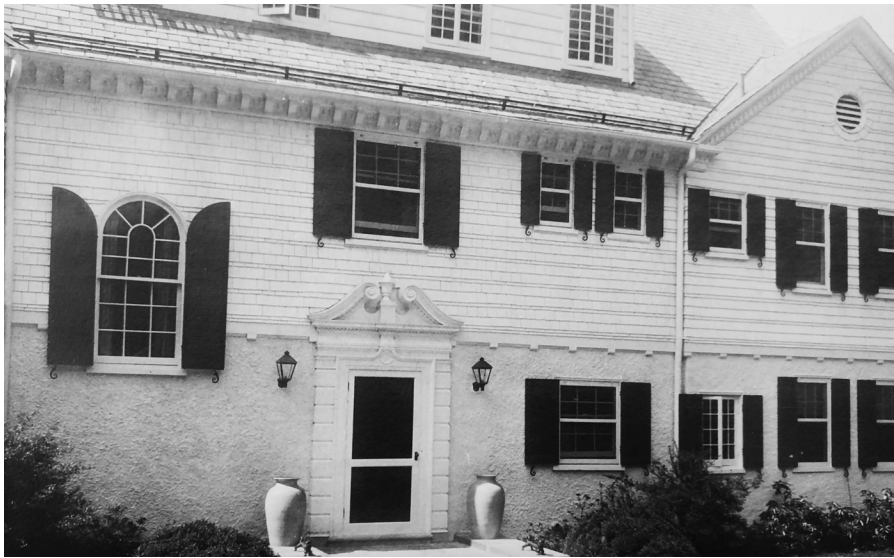


Figure 3: View of north elevation of the 1901 dwelling and 1930 kitchen addition, looking southwest, 1930 (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)



Figure 5: View of north elevation of the 1901 dwelling and 1930 kitchen addition, looking southeast, 1930 (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)



Figure 4: View of north elevation of the 1901 dwelling and 1930 kitchen addition, looking southwest (source: Montgomery Planning, 2023)



Figure 6: View of north elevation of the 1901 dwelling and 1930 kitchen addition, looking southeast (source: Montgomery Planning, 2023)

The 1901 central side-gable slate roof features a four-bay shed dormer covered with vinyl lap siding on the north elevation and four, single-bay, gable dormers clad in slate shingles to the south. The central roofline is interrupted by two interior chimneys, while the 1930 wing additions each have an exterior chimney.

The placement of window openings is irregular across the entire building's north elevation, which is atypical for Georgian Revival–styled homes. However, the window openings on the other elevations are generally symmetrical. The 1900 and 1930 architectural drawings of the home indicate that the mixture of casement and double-hung wood windows featured typical multi-lite Georgian patterns when they were installed.

The north elevation, the building's approach façade, consists of the 1901 central two-and-a-half story dwelling, with single-story 1930 additions on either side. The central massing has a side-gable roofline, dormers in the attic, and two-story, shallow front-gable projections flanking the central doorway. The main doorway is located in the middle of the building and features a 15-lite, wood door with a broken pediment surround, and stacked stone block pilaster that was a 1930 modification for Karl Corby.



Figure 7: View of the south elevation of the 1901 dwelling, looking north (source: Montgomery Planning, 2023)



Figure 8: Architectural drawing of the south elevation of the 1901 dwelling for Karl Corby's renovation, 1930 (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)



Figure 9: View of the south elevation of the 1901 dwelling and 1930 kitchen addition, looking north, 1930 (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)

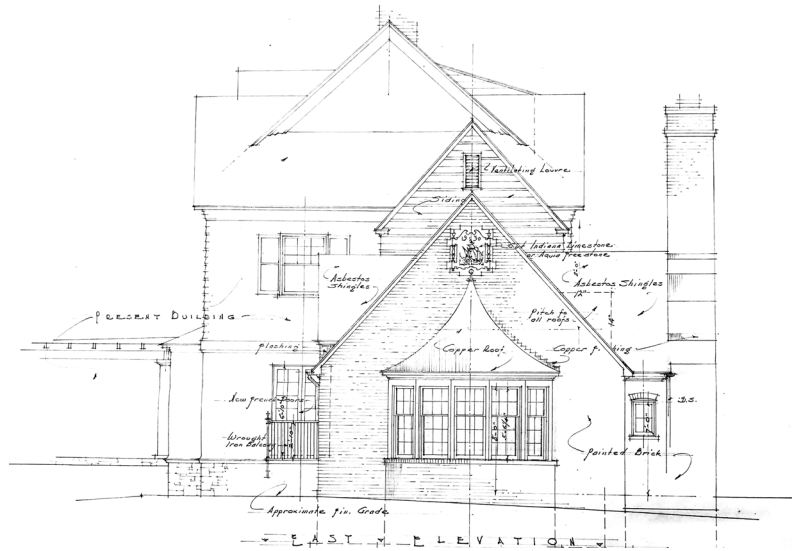


Figure 10: Architectural drawing of the east elevation of the 1930 living room addition, for Karl Corby from Arthur Heaton, circa 1929 (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)

The west elevation of the original house has been largely obscured by the 1930 kitchen addition. The primary view is now the kitchen’s trellis-enclosed entrance porch and jerkinhead roof.

The south elevation features the building’s primary entertaining spaces. Prominent on the ground floor is a central, four-bay, one-story, sunroom resulting from the 1930 enclosure of the home’s original open-air pergola. Ornamental pergola rafter ends project from the sunroom’s roofline. The gable dormers feature six-by-six casement windows. The south-elevation, two-story, front-gable projections have symmetrical floor-to-ceiling box bay windows on the ground level.

The east elevation displays the gable end of the 1930 living room addition, which has a rounded bay with five double-sash windows under an oxidized-copper bellcast roof. Set above the bay window’s bell roof in the upper gable end of the living room addition is an ornamental date stone. Inscribed on the stone is a bird with wings outstretched standing on a crown; the numbers 19 and 30 flank the bird, detailing the addition’s year of construction.

Statement of Significance

Timberlawn remains the only extant part of the former 280-acre estate where Eunice Kennedy Shriver founded Camp Shriver in 1962. This unique summer camp, designed for children with intellectual disabilities, inspired the Special Olympics. Eunice Shriver, whose elder sister was born with intellectual disabilities, was a lifelong advocate for disability rights, and revolutionized physical recreation for individuals with intellectual disabilities while living at Timberlawn. At her insistence, President Kennedy made intellectual disabilities a priority of his administration and established the 1961 “President’s Panel on Mental Retardation” on which Shriver served as the sole appointed consultant. The panel’s recommendations propelled the approval of Federal legislation including the Maternal and Child Health and Mental Retardation Planning Act (1963) and the Mental Retardation



Figure 11: View of the east elevation of 1930 living room addition (source: Montgomery Planning, 2023)

Facilities and Community Mental Health Construction Act (1963). At the same time, Shriver personally elevated national awareness and initiated candid discussions regarding individuals with intellectual disabilities. On September 22, 1962, Shriver published “Hope for Retarded Children” in the *Saturday Evening Post* that publicly acknowledged her sister’s intellectual disabilities and shared her family’s experiences, which advocates and historians recognize as a pivotal moment that lessened the stigma surrounding intellectual disabilities.

This home is a landmark representing Camp Shriver and the accomplishments of Eunice and Sargent Shriver from 1961 to 1978. The site is unique for its association with people and events that contributed at a global scale to supporting the rights of people with intellectual and developmental differences.

The home remains remarkably unchanged since its 1901 construction and 1930 expansion by master architect Arthur B. Heaton. Timberlawn retains integrity of design, materials, and workmanship. The intact character-defining features include, but are not limited to, the overall massing, the Georgian Revival–inspired symmetry on the south elevation, the siding, the fenestration patterns and variety of window types, and the enclosed sun porch.

John Joy and Elizabeth Berthrong Edson (1900–1925)

In 1900, John Joy and Elizabeth “Bessie” Berthrong Edson acquired the first two parcels that formed the core of their estate. Initially known as “Joy Farm” and “the Edson Farm,” the estate has been called Timberlawn since at least 1933. The Edsons hired a fledgling architect, their nephew Arthur Berthrong Heaton, in 1900, to design their country home, an onsite caretaker’s cottage, and two ornate property gates. The *Evening Star* regularly reported on the Edsons’ parties at the summer home and Bessie Edson’s involvement in local social and charitable clubs.

Union Army veteran John Joy Edson co-founded the Equitable Cooperative Building Association in 1879 to provide prospective homebuyers of lower means with opportunities to save money and access better rates. He organized and eventually presided over the Washington Loan and Trust Company (later the Riggs National Bank), and several other banks. Edson served on the boards of countless organizations, including as treasurer of the National Geographic, director and treasurer of the U.S. Chamber of Commerce, and treasurer of George Washington University. A civic leader, Edson was president of the District’s Board of Charities, treasurer of the American Red Cross, treasurer of the Women’s National Health Association of Ireland and president of the John Dickson Home for the Aged. He sponsored the 1913 women’s suffrage parade in New York City, visited over 70 prisons in his lifetime advocating for prison reform, and volunteered as treasurer for the building campaign of the Washington, D.C., Rosenwald Y.M.C.A. for Black men.

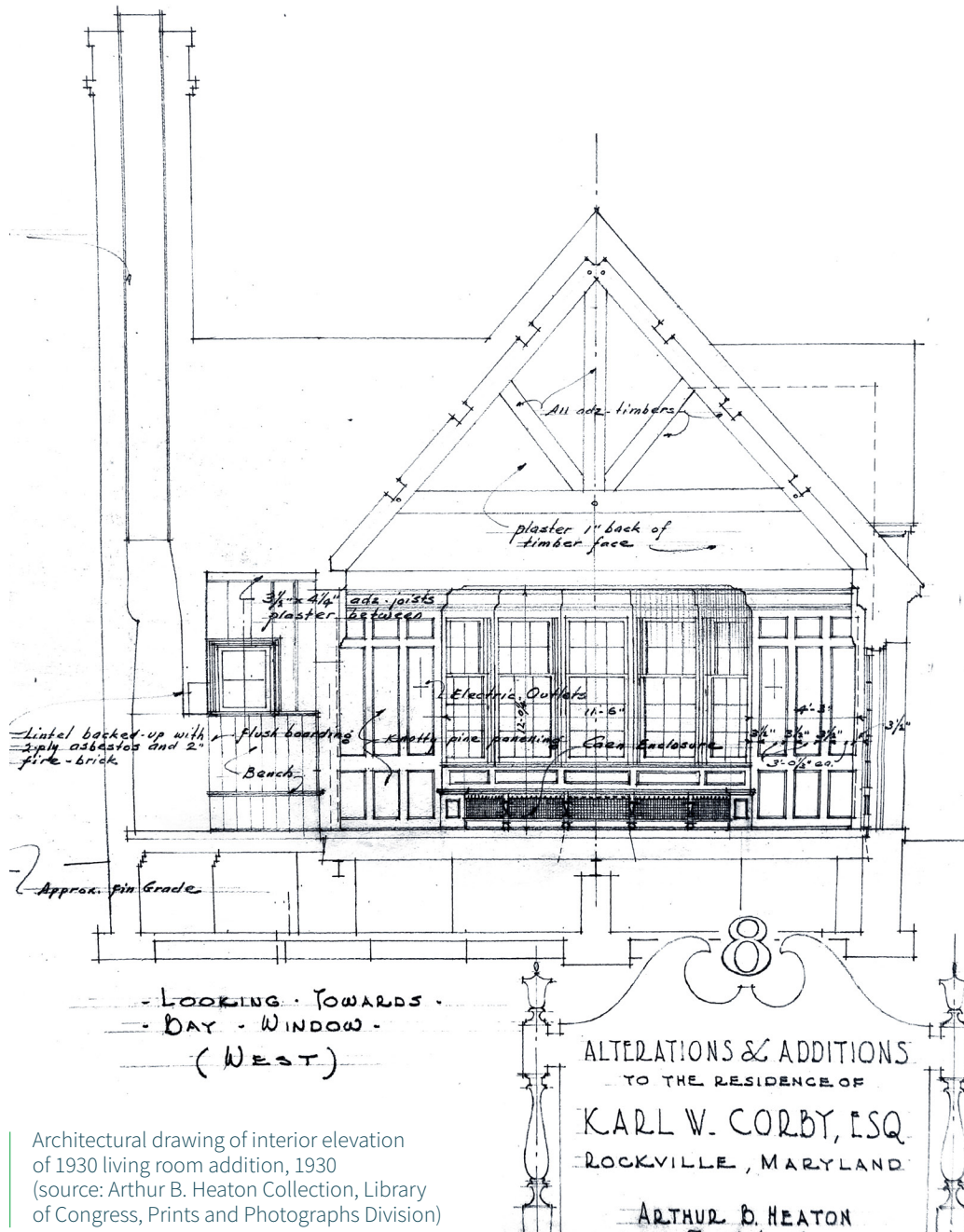


Figure 12: A group of men standing in front of the south elevation gazebo of Timberlawn, October 11, 1919. John Joy Edson is second from the left. Photo is a gift to Arthur Heaton from John Joy Edson (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)

Architect Arthur B. Heaton

Washington, D.C., native Arthur Berthrong Heaton apprenticed at local architectural firms, including with Paul J. Pelz, primary architect of the Library of Congress, before establishing his own architecture practice in 1898. He quickly became known for his ability to combine function with high-design form. Heaton designed the Edson farmhouse in 1900, making it one of his first single-family commissions in his independent career. Over the next five decades, Heaton designed hundreds of homes and civic and commercial buildings in Washington, D.C., and its growing suburbs in Maryland. Heaton's commissions in Washington included the Equitable Building Association and the Washington Loan and Trust building addition at 900 F Street N.W.; George Washington University's Corcoran and Stockton Halls; The John Dickson Home for the Aged, and the National Geographic Administration Building. The Bunker Hill Elementary School at 1401 Michigan Avenue, N.E., the Augusta Apartments at 1151 New Jersey Avenue, N.W., and the Babcock-Macomb House at 3415 Massachusetts Avenue, N.W., are all listed in the National Register of Historic Places and their designation forms credit Heaton as a master architect. Heaton is listed as an associated architect in three Washington, D.C., National Register multiple property designations: "Apartment Buildings," "Banks and Financial Institutions," and "Firehouses."

Heaton believed in making homes accessible and safe for all homeowners, and worked with various developers to produce mid-cost suburban subdivisions and urban apartment buildings. He served as Supervising Architect of the Washington Cathedral, Chairman of the Public and Private Buildings Committee of the Board of Trade, and President of the Washington Chapter of the American Institute of Architects (1935–1941), and he founded and presided over the Washington Building Congress.



Architectural drawing of interior elevation of 1930 living room addition, 1930 (source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)

Eunice Kennedy Shriver, Camp Shriver, and the Special Olympics

Eunice Kennedy was born in 1921 and grew up in a family of civil servants and activists whose advocacy efforts had impacts on the nation and the world. Kennedy started her career working at the Special War Problems Division of the State Department in Washington, D.C., before joining the U.S. Justice Department, where she focused on juvenile delinquency. She advanced her career in the criminal justice system as a social worker for a minimum-security prison in West Virginia. In 1953, she married Robert Sargent Shriver, Jr., known as Sargent, a WWII Navy veteran who was awarded the Purple Heart for injuries received during the Battle of Guadalcanal. They lived in Chicago together where Eunice Shriver worked with the Chicago Juvenile Court and in a women's shelter, and Sargent Shriver ran Merchandise Mart—the Kennedy-owned wholesale goods center—and served on and eventually chaired the Chicago Board of Education.

In 1957, Eunice Shriver became the executive vice president of the Joseph P. Kennedy, Jr. Foundation. Motivated by the lack of medical and social resources available to Americans with intellectual disabilities, she refocused the organization's mission toward advancing research, improving medical treatment, and ending social stigma. Eunice Shriver's eldest sister, Rosemary, had been born with an intellectual disability, and she experienced first-hand the lack of education, support, and opportunities for people with disabilities and their caregivers. The Shrivers traveled around the country visiting institutions for children and adults with intellectual disabilities, collecting information and recording conditions. Eunice Shriver built a cohesive community of experts and advocates who were focused on disability rights and research.

When her brother, President John F. Kennedy, appointed Sargent Shriver the inaugural director of the Peace Corps in 1961, the couple relocated their family to the Timberlawn estate. The house, open fields, riding trails, and farm served as their family home and an extension of their offices. At



Figure 15: President Kennedy handing Eunice Shriver the pen he used to sign an amendment to the Social Security Act, providing funding for childhood and maternal health services and services for children with disabilities, on October 24, 1963 (source: Cecil Stoughton, White House Photographs, courtesy of Special Olympics)

Eunice Shriver's insistence, President Kennedy made intellectual disabilities a priority of his administration and established the "President's Panel on Mental Retardation" in 1961. Eunice Shriver assembled the 27-member panel of scientists, doctors, social workers, and parents and served as the sole appointed consultant. She helped guide and craft the committee's recommendations regarding research, treatment and care, education and preparation for employment, legal protections, and the development of local, state, and federal programs for individuals with intellectual disabilities. These recommendations propelled the approval of Federal legislation, including the Maternal and Child Health and Mental Retardation Planning Act (1963) and the Mental Retardation Facilities and Community

Mental Health Construction Act (1963). At the same time, Shriver personally elevated national awareness and initiated candid discussions regarding individuals with intellectual disabilities. On September 22, 1962, Shriver published a piece called “Hope for Retarded Children” in the Saturday Evening Post, which publicly acknowledged her sister’s intellectual disabilities and shared her family’s experiences. Advocates from the field and historians recognize this letter as a pivotal moment that lessened the stigma surrounding intellectual disabilities.

Shriver is believed to have established Camp Shriver in spring 1962 after speaking with the mother of a child with intellectual disabilities who had been refused a place at any local summer camps. Shriver had the ideal intersection of talents and experience to create this camp: a lifelong love of sports, expertise in providing opportunities for those with intellectual disabilities, a history of hosting large public events, and a large property with rolling hills, a pool, horses, and all the space needed for a children’s camp.

Eunice Shriver canvassed schools across Montgomery County and beyond to secure counselors to staff the first camp on June 7, 1962. At the inaugural summer camp, 26 counselors supported 34 children. Shriver considered the camp an educational opportunity not only for the campers but for the counselors, many of whom were working with children with intellectual disabilities for the first time. She hoped that their experiences would provide tools and training for them to improve the treatment of children with intellectual disabilities in their own communities. The children who attended the camps were both Black and white, a deliberate choice by Shriver, who routinely made efforts to combat the de facto segregation prevalent throughout the country. She built upon her work in the criminal justice system by offering offenders the opportunity to participate in her camp. She bussed inmates from the nearby Lorton prison to reinforce the staff. These actions exposed the children and staff to people from all walks of society and helped the inmates build skills for the future.



Figure 16: Children and adults at Camp Shriver standing in front of Timberlawn, July 1963 (source: Mary Hammerbacher Manner Collection, courtesy of the Special Olympics)

Eunice Shriver hosted Camp Shriver at Timberlawn annually from 1962 to 1967. She seized the opportunity to unite educators, policymakers, medical professionals, and researchers to design a varied program that demonstrated the importance of physical education for individuals with intellectual disabilities. In partnership with experts in physical education, Eunice Shriver developed the program of events to allow campers to try a range of activities at Timberlawn, including swimming, running, long and high jump, and hiking. The structure of Camp Shriver and the experience of the counselors were combined to develop a program that could be replicated and shared. Shriver used the camp experience to model similar opportunities on a wider scale. Through the Joseph P. Kennedy, Jr.

Foundation, Eunice Shriver directed money toward research, programming, and education. The Foundation hosted a similar day camp in September of 1962 to build upon the success of the event and developed a framework to launch the camp nationwide. The Foundation provided summer programs for nearly 800 young people with intellectual disabilities by the end of 1963 and established a training institute for camp directors and staff. In 1963, there were 11 camps like Camp Shriver; by 1969 there were 32 camps running all summer long and providing opportunities for 10,000 children.



Figure 17: Eunice Kennedy Shriver holding a hoop on the Timberlawn estate with the home in the background (source: Courtesy of the Special Olympics)

Inspired by the success of Camp Shriver at Timberlawn, Eunice Shriver envisioned a national event that showcased the athletic talents of individuals with intellectual disabilities. The opportunity arose when the Chicago Park District requested funding from the Foundation to hold

a track event. Eunice Shriver quickly expanded the scope to a national, Olympic-styled event at Soldier Field in Chicago. On July 20, 1968, almost 1,000 athletes from 23 states and Canada competed in over 200 events at Chicago's Soldier Field. This was the first time that children with intellectual disabilities had participated in an event at this level of publicity. The success of this event provided evidence of the interest in and opportunity for expansion.

At the opening of the 1968 Games, Shriver pledged to have biennial games, and today the Special Olympics hosts international events every two years, alternating between winter and summer games. Camp Shriver had shifted from her backyard in Montgomery County to the national stage.



Figure 18: Eunice Shriver at the 1968 Chicago Special Olympics (source: Courtesy of the Special Olympics)

Timothy Shriver described what it was like to have the camp at his home:

In any event she was surely the catalyst for what took place in my backyard starting in the summer of 1962. There, my mother started a revolution and named it Camp Shriver. She was determined to prove to others a lesson that [her sister] Rosemary had proved to her years before, a lesson that remains shocking in its simplicity and shocking in its continuing and persistent disregard: people with intellectual disabilities are human beings, deserving of love, opportunity, and acceptance just as they are.

I was about four or five when my mother started a summer camp. I can still envision the campers arriving at our house, playing games all over the backyard. There were obstacle courses and ponies, our home became the center of activity. It was my mother's first experiment in using sports and recreation as a tool for promoting inclusion and healthy development; she wouldn't have used those terms, but that's what she was trying to do.

Timothy Shriver, *Fully Alive: Discovering What Matters Most*, Farrar, Straus and Giroux, 2015, p. 23

Sargent Shriver's Career at Timberlawn and with the Special Olympics

Throughout the Shriver's residence at Timberlawn, Sargent Shriver championed the work of the Kennedy Foundation and Camp Shriver, while also holding high-level government roles and developing pioneering social service programming. In his first Federal job, he shaped the goals, guidelines, training, and recruitment of a major international movement: the Peace Corps. He traveled extensively, meeting heads of state and communities in need, to foster diplomatic relationships at a national level. He was asked to act as Special Advisor to President Lyndon B. Johnson, before being appointed to Johnson's Office of Special Economic Opportunities. Dedicated to service and activism, Sargent Shriver was an engine for social change. Timothy Shriver recalled Head Start being conceived in the Timberlawn living room "and in one way or another" also Legal Services Corporation, Upward Bound, Job Corps, Community Action, and Foster Grandparents. Given his successful international civil service, Sargent Shriver was appointed as Ambassador to France in 1968. The family gave up their Timberlawn lease temporarily while they lived in Paris.

The Special Olympics was an established organization when the Shriver's returned to Timberlawn in January 1970. Sargent

and Eunice hosted star-studded galas in Timberlawn to raise money and awareness for the Special Olympics, featuring celebrities like Superman actor Christopher Reeve, Arnold Schwarzenegger, and football legend Pele. As Sargent Shriver's career and public standing propelled him into candidacy for office, Timberlawn became the backdrop for their message about family and effortless congeniality and hosting. Shriver's vice-presidential acceptance letter included a sketch of the home. On October 15, 1972, Eunice Shriver hosted a McGovern/Shriver campaign event at Timberlawn for 3,000 people.

After the end of his vice-presidential campaign, Sargent Shriver continued his career in community service, using his years of international development work to launch Special Olympics internationally. Sargent Shriver became president of Special Olympics in 1984 and chairman of the Special Olympics Board of Directors in 1990.



Sargent Shriver standing in Timberlawn's east living room speaking on the work of the Kennedy Foundation, with Eunice Shriver sitting to his right, 1960s (source: courtesy of the Special Olympics)



Campers and counselors at Camp Shriver, with Eunice Kennedy Shriver first on left, circa 1966 (source: Courtesy of Special Olympics)

The following is an excerpt from the history of the National Institute for Child Health and Human Development branch of the NIH, renamed the Eunice Kennedy Shriver National Institute of Child Health and Human Development in 2007:

Around [1955], President Kennedy's sister, Eunice Kennedy Shriver, began her life-long role as an advocate for people with intellectual and developmental disabilities (IDDs). With the help of her husband, Sargent, Mrs. Shriver took on the challenge of improving the lives of people with IDD and pursued that goal as a senior advisor to her brother.

A research field that focused on IDD was virtually non-existent at the time. Some leaders in the scientific community felt that money spent to research topics related to IDD would be better spent supporting research in more productive fields of health. Mrs. Shriver set out to help the scientific community, policy makers, and the public recognize the importance of such research, not just for those with IDD, but as a bridge to understanding broader aspects of human development that would help all people.

Mrs. Shriver advocated for change not only in the views of the scientific community, but also in the way the world viewed people with developmental disabilities. Her vision and voice were represented in much of the health-related legislation that passed during the early years of President Kennedy's administration.

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“Her striking achievements, spanning more than 50 years, involved formidable challenges and changed the field of intellectual disability forever by advancing human dignity and civil rights, public acceptance, community services, research, health promotion, and the joy and benefits of physical activity and sport.”

Chet Cooper, “Eunice Kennedy Shriver & Special Olympics- Tim Shriver Interview,” *Ability Magazine*, March 2014. <https://abilitymagazine.com/timothy-shriver-special-olympics/>

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Designation Criteria

The Timberlawn Historic Site meets Designation Criteria 1.B, 1.C, 2.A, and 2.B as listed in §24A-3 of the Montgomery County Code.

1.B *Historical and cultural significance. The historic resource is the site of a significant historic event.*

The Timberlawn home and surrounding parcel are the only extant portion of the approximately 280-acre estate where Eunice Kennedy Shriver developed Camp Shriver in 1962. This summer camp for children with intellectual disabilities inspired and catalyzed the Special Olympics. As vice president of the Joseph P. Kennedy, Jr. Foundation, and appointee to President Kennedy’s Panel on Mental Retardation, Eunice Shriver propelled social and legislative change on a national level. In response to a local parent’s frustration, she organized a week-long summer day camp for children with intellectual disabilities at Timberlawn from 1962 to 1967. She used this opportunity to craft a thoughtful program that provided opportunities for children of all abilities and could be replicated nationwide. She treated her home as an extension of her office and worked tirelessly to drive research and innovation and introduce people of influence to her vision. Camp Shriver’s success and visibility, paired with the research and funding that resulted from Shriver’s unyielding advocacy and political intellect, germinated the idea that physical fitness benefited the health of those with intellectual disabilities, and that athletic competition could provide structure, focus, and self-esteem. Timberlawn was the site of a 17-year arc of Eunice Shriver’s advocacy. She hosted work meetings for disability experts as the Presidential Panel’s consultant in the early 1960s, invited international dignitaries and celebrity athletes to explore the inspirational promise of Camp Shriver from 1962 to 1967, and hosted home fundraisers for the newly founded Special Olympics starting in 1968. In collaboration with Anne McGlone and the Chicago Park District, Shriver was able to springboard the idea of the camp into the first Special Olympics event in 1968.

Special Olympics has been credited with improving the lives of people with intellectual disabilities on a global scale. The day camp was also replicated nationally under the Camp Shriver name, providing local opportunities for children across America. Developed at a time when intellectual disabilities were highly stigmatized and received very little funding or research, Camp Shriver, and later Special Olympics, normalized intellectual disabilities in the United States and in countries across the world. The rapid expansion of Special Olympics revolutionized treatment and caregiving behaviors in the disability community and created previously unseen opportunities for children and adults.

1.C *Historical and cultural significance. The historic resource is identified with a person or a group of persons who influenced society.*

Eunice and Sargent Shriver lived in this home from 1961 to 1978 while working on causes that had national and international impacts. Eileen McNamara, author of *The Kennedy That Changed The World*, called Eunice Shriver “one of the great architects of a major civil rights movement in the United States in the second half of the 20th century, the fight for disability rights.” She was vice president of the Joseph P. Kennedy, Jr. Foundation and pushed the organization to the vanguard of intellectual disability research and programming. A political appointee to “President Kennedy’s Panel on Mental Retardation”, she unrelentingly championed funding and legislation supporting those with intellectual disabilities. Eunice Shriver developed and launched Camp Shriver in this home, and subsequently cofounded Special Olympics, in which millions of children and adults have participated. While living in Timberlawn, Eunice Shriver drove the

creation of pioneering legislation enshrining rights for adults and children with intellectual disabilities, including the Maternal and Child Health and Mental Retardation Planning Amendments of 1963, the Mental Retardation Facilities and Community Mental Health Centers Construction Act of 1963, the Developmental Disabilities Services and Facilities Construction Amendments of 1970, and the Individuals with Disabilities Education Act of 1975. Sargent Shriver spearheaded the development and dissemination of the Peace Corps, was Special Advisor to President Lyndon B. Johnson, and was appointee to Johnson's Office of Special Economic Opportunities. He championed social programs including Head Start, Legal Services Corporation, Upward Bound, Job Corps, Community Action, and Foster Grandparents. He served as Ambassador to France in 1970, president of Special Olympics in 1984, and chairman of the Special Olympics board from 1990.

2.A *Architectural and design significance. Embodies the distinctive characteristics of a type, period or method of construction.*

Timberlawn embodies the distinctive characteristics of a Georgian Revival–influenced country estate with Shingle Style elements built at the turn of the twentieth century. During this period, architects utilized the basic tenets of Colonial-era Georgian architecture to foster a sense of nostalgia and prestige while introducing new design elements and building forms. Arthur B. Heaton, the architect of Timberlawn, recognized that the greatest attribute of the property was its picturesque landscape of farmland, rolling hills, streams, and woods. His location of the house near the apex of the property created a panoramic viewshed suitable for the property owners' social events. Heaton designed a restrained façade (north elevation)—largely obscured from Edson Lane—with elements of Georgian Revival architecture, but created a more elaborate, higher-styled, rear (south) elevation to showcase the coveted landscape. This elevation displays

the symmetrically balanced, side-gable house with flanking gable projections. The stucco siding on the first story and wood shingle siding on the second story separated by a belt course, dentilated wood cornice with modillions, decorative soffits with diamond patterns, multi-light and nine-over-one windows with operable shutters, gable dormers, and prominent brick chimneys all reflect the ideals of Georgian Revival architecture as presented by a master architect. The house continues to reflect the design envisioned by Heaton and showcased in media (political propaganda, news reports, etc.) throughout the residency of the Shriver family.

2.B *Architectural and design significance. The historic resource represents the work of a master.*

This dwelling is a remarkably intact example of the early and mid-career work of master architect Arthur Berthrong Heaton. In 1900, philanthropists John Joy Edson and Elizabeth Bethrong Edson hired their nephew Heaton to design the Georgian Revival–styled country home on their newly purchased estate. Heaton was a master architect who designed thousands of homes, commercial buildings, and civic institutions in and around Washington, D.C. from 1898 to 1951. This home was one of the first 30 projects in his career and is one of his earliest single-family homes. The success of this design is evident in the repeated details in some of his later commissions, such as the Charles Ogilby house in Chevy Chase (1911), with its shingled siding, bay windows, roof dormers, and deep, covered porch at the rear of the property. Heaton's 1930 renovation of the original Edson home for new owner Karl Corby, almost 30 years after his initial design, demonstrates how Heaton's style evolved, featuring more ornate interior and exterior finishes, such as the wood paneling in the living room and the date stone in the gable end, but remained complementary to his original style.

ENVIRONMENTAL SETTING

Timberlawn, at 5700 Sugarbush Lane, is located approximately three miles south of downtown Rockville, Montgomery County, Maryland. The house and a non-historic garage are located on a roughly rectangular 1.38-acre lot (60,542 square feet). The current parcel is the result of a 1979 subdivision of the approximately 280-acre estate historically associated with the house.

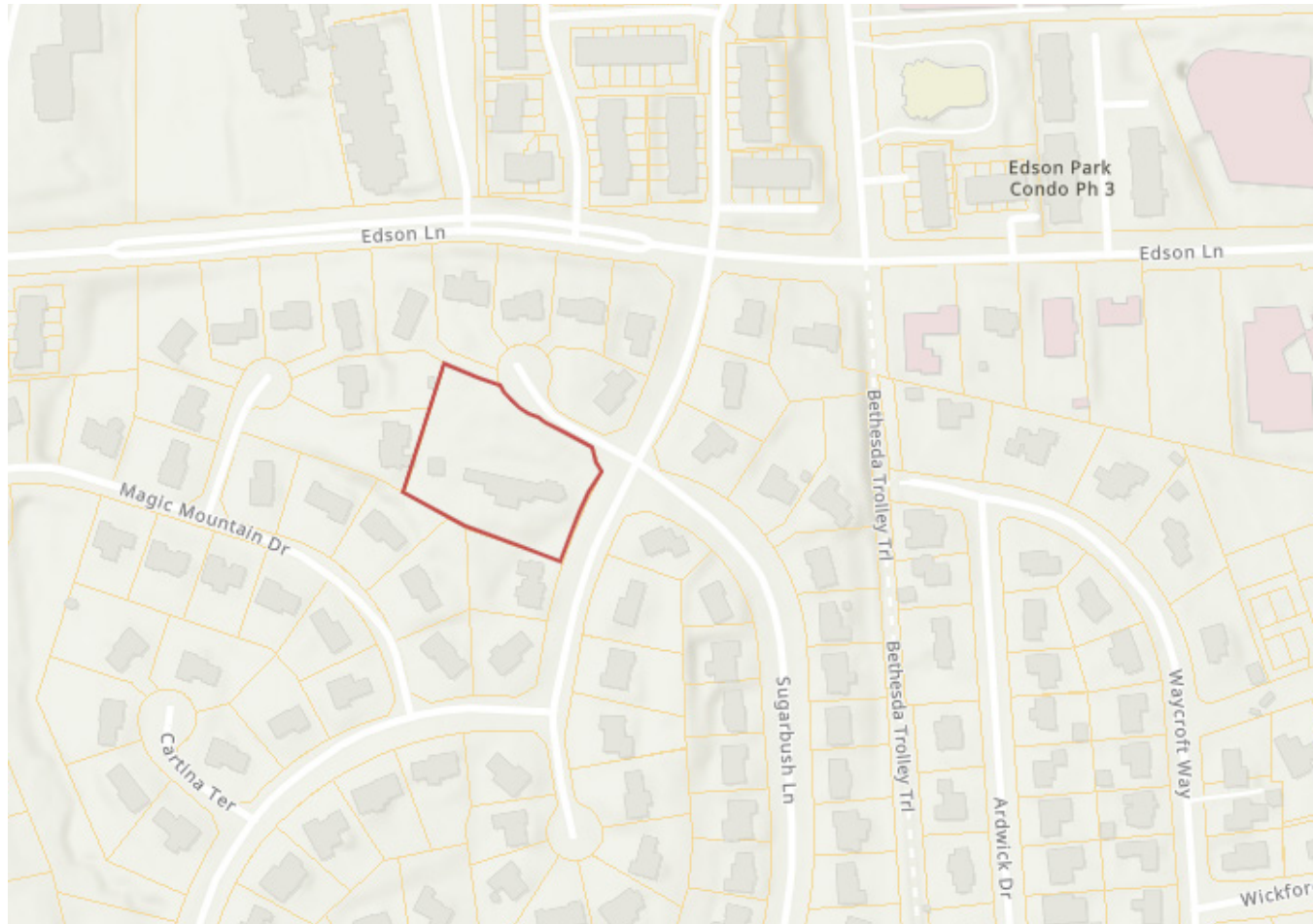


Figure 19: The proposed environmental setting for the Timberlawn Master Plan Historic Site is outlined in red.



View of the front entrance of Timberlawn, looking south
(source: Montgomery Planning, 2023)

Historic Area Work Permit (HAWP)

A HAWP is required to change the exterior features of a site or a building located in a Master Plan Historic Site or District. Per §24A-6 of the County Code, HAWPs must be issued for any work on public or private properties containing a historic resource before the following actions occur:

- Constructing, reconstructing, moving, relocating, demolishing or in any manner modifying, changing, or altering the exterior features of any historic site or any historic resource located within any historic district.
- Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district.

Owners who are considering possible alterations to a historic home may benefit from reviewing the Preservation Briefs from the National Park Service. The National Park Service has prepared more than 40 Preservation Briefs since 1975, on numerous topics including roofing, energy efficiency, window replacements, and paint. These easy-to-read booklets provide guidance on preserving, rehabilitating, and restoring historic buildings that help homeowners, preservation professionals, organizations, and government agencies. Preservation Briefs may be viewed online or ordered via the National Park Service website.

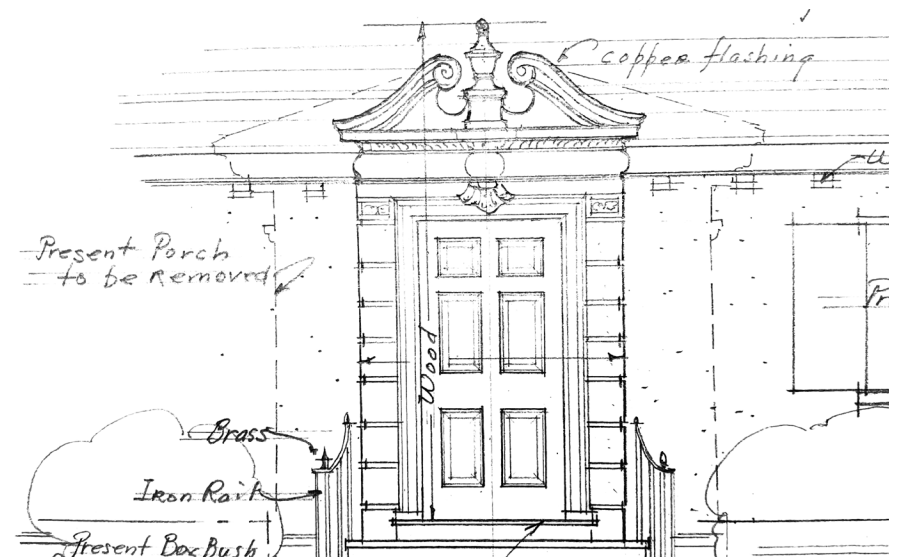
Design Guidelines

These design guidelines are intended to assist the current and future property owners, historic preservation staff, and the HPC in the preservation and protection of the historic character and physical integrity of Timberlawn. Buildings are not static but continue to evolve over time. These guidelines are not intended to prohibit changes, but rather to preserve the most important physical aspects of the site and ensure that any changes are respectful of and compatible with the historic and existing fabric and character of the house.

Secretary of the Interior's Standards for Rehabilitation

The guidelines utilize the Secretary of the Interior's Standards for Rehabilitation listed below.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Architectural drawing of the front entrance of Timberlawn, looking south, 1930
(source: Arthur B. Heaton Collection, Library of Congress, Prints and Photographs Division)







AN AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION.
APPROVED AND ADOPTED,
DECEMBER 2025

Montgomery Planning