



**Public Hearing Draft Amendment to the *Master Plan for Historic Preservation: M-NCPPC Park Resources***

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**Staff Recommendation**

Staff recommends the following resources for designation on the *Master Plan for Historic Preservation*, and interim listing on the *Locational Atlas and Index of Historic Sites*:

- Wheaton Youth Center (31/48), 11711 Georgia Avenue;
- Stubbs Barn (31/3-2), 2000 Shorefield Road, Wheaton Regional Park;
- Rock Creek Recreation Center (36/90), 7901 Meadowbrook Lane;
- Pinecrest Recreation Center (32/31), 301 St. Lawrence Drive;
- Ken-Gar Palisades Recreation Center (31/49), 4140 Wexford Drive;
- Veirs Mill Recreation Center (31/50), 4425 Garrett Park Road;
- Norbeck Rosenwald School (23/113-2), 4101 Muncaster Mill Road.

Staff recommends the following resource be neither designated on the *Master Plan for Historic Preservation*, nor added to the *Locational Atlas and Index of Historic Sites*:

- Stubbs House (31/3-1), 2000 Shorefield Road, Wheaton Regional Park.

**Procedural Background**

This proposed Amendment to the *Master Plan for Historic Preservation* considers eight properties owned or maintained by the M-NCPPC Parks Department. These resources are being evaluated now because they have been nominated for historic designation. The Wheaton Youth Center has been nominated by Historic Preservation staff at the request of the Historic Preservation Commission. The resource is proposed for demolition by a county project to construct a new community center-library facility. The Stubbs House has been nominated by a citizen as a response to a plan for demolition by the Department of Parks. The remainder of the resources—the Stubbs Barn, and the five recreation centers—have been nominated by the Cultural Resources Stewardship Section of the Department of Parks.

The Historic Preservation Commission has conducted an evaluation of these resources, with a public hearing and worksession on September 11, 2013.

The Public Hearing Draft Amendment reflects the recommendations of the HPC. The HPC recommends that all eight resources be designated on the *Master Plan for Historic Preservation*, and listed on the *Locational Atlas* as an interim measure. The Public Hearing Draft Amendment is online at:

[http://www.montgomeryplanning.org/historic/Park\\_Resources/documents/ParkResourcesAmendment.pdf](http://www.montgomeryplanning.org/historic/Park_Resources/documents/ParkResourcesAmendment.pdf).

These resources are not currently listed on the *Locational Atlas and Index of Historic Sites*, the inventory of historic sites published in 1979. Two resources were previously identified on the Locational Atlas, and were subsequently evaluated and removed from the Atlas: the Stubbs House, which was listed individually, and the Norbeck School, which was listed as part of the Norbeck Historic District. Further discussion about these previous evaluations follows below.

A Maryland Inventory of Historic Properties research form (MIHP form) for each resource, completed by each nominator, summarizes the architecture and history of each resource. These forms are attached and also available online at [http://www.montgomeryplanning.org/historic/Park\\_Resources/ParkResourcesAmendment2013.shtm](http://www.montgomeryplanning.org/historic/Park_Resources/ParkResourcesAmendment2013.shtm).

This proposed amendment to the *Master Plan for Historic Preservation* would, if ultimately approved and adopted, extend full protection to the resources of the Preservation Ordinance, Chapter 24A of the County Code. Once the Planning Board has considered public testimony and public submissions, deliberated planning issues, and taken its vote, changes will be made to the Amendment to reflect the Board's recommendations. These recommendations will be incorporated into a Planning Board Draft Amendment for transmission to the County Executive and County Council. As with other Master Plan Amendments, final decisions on designations to the *Master Plan for Historic Preservation* are made by the County Council.

## **Discussion**

#31/48 Wheaton Youth Center (1963), 11711 Georgia Avenue, Silver Spring  
Public Hearing Draft Amendment, pp. 10-11

The Wheaton Youth Center (Wheaton Community Recreation Center), at 11711 Georgia Avenue, is the subject of a redevelopment plan by the Montgomery County government. The Historic Preservation Commission directed historic preservation staff to conduct research on this threatened resource.

The Wheaton Youth Center is architecturally unique in the county. Designed by Keyes, Lethbridge & Condon, the Wheaton Youth Center won an award from the American Institute of Architect's Potomac Valley Chapter and was featured in the first edition of the AIA's *Guide to the Architecture of Washington DC* (1965). The iconic curved and vaulted roof is a design motif repeated throughout the complex and is emblematic of mid-century modernism. As professors Gournay and Corbin Sies state, the "design demonstrates a degree of skill and originality in the highest caliber."

The resource represents the work of Keyes, Lethbridge & Condon, a leading modernist architectural firm whose work has recently received recognition through numerous National Register listings in the county and in Washington DC. The principal architect was Arthur Keyes, known for his ability to create innovative yet economic designs to suit his clients' needs. The Wheaton Youth Center has increased significance since other custom projects designed by Arthur Keyes in Montgomery County have recently been lost, including the award-winning Harold Hirschberg House (1951), in Bethesda, and Arthur Keyes House (1960), a cantilevered retreat built along the Potomac.

The Wheaton Youth Center has historic significance for representing the youth culture of the post-war era. In 1956, the Commission embarked on a new initiative to build a series of youth centers to meet the needs of teenagers. From 1965 to 1970, the facility was a major local music venue, offering concerts ranging from indigenous teen bands to national recording artists, reaching a regional audience in the days before the large-scale concert venue. Musicians who played at the Wheaton Youth Center included Rod Stewart, Iggy Pop, Bob Seger, and Led Zeppelin.

The Historic Preservation Commission is unanimous in its recommendation that the Wheaton Youth Center be designated on the *Master Plan for Historic Preservation*, finding that the resource has historic and architectural significance. This finding is supported by expert testimony from Professors Isabelle Gournay and Mary Corbin Sies of the University of Maryland, who are experts in Mid-Century Modern resources in the State of Maryland. The UMD professors are additionally qualified to weigh in on the significance of this resource as the authors of a National Register historic context on the work of Keyes, Lethbridge & Condon. Finally, the recommendation for historic designation is substantiated by Maryland Historical Trust's Peter Kurtze, who finds the Wheaton Youth Center has national significance and is eligible for listing in the National Register of Historic Places.

The Wheaton Youth Center retains a high level of integrity inside and out. A renovation of the courtyard removed the historic board fence. Yet the entrance gateway, a character defining feature, remains in place. Storm drains placed near the entrance detract from the setting but not from its overall significance. An airlock foyer was built under the front porch in a compatible manner.

Staff recommends the Wheaton Youth Center for historic designation as it meets several criteria of the Historic Preservation Ordinance: 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of Montgomery County; 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the Wheaton area; 2(a) embodies the distinctive characteristics of a youth center designed in a modernist style; 2(b) represents the work of architectural firm Keyes, Lethbridge & Condon, master designers of modernist architecture; and 2(c) possesses high artistic values, having won recognition for its distinctive architectural design.

The environmental setting recommended by staff is the entire property, being 2.3 acres, excluding the master planned right of way for Georgia Avenue.

Planning Issues: Montgomery County Department of General Services proposes a redevelopment project to construct a consolidated library/community center/Gilchrist Center on land that is now occupied by the Wheaton Youth Center and the Wheaton Regional Library. The Wheaton Youth Center property is owned by M-NCPPC and programmed by the County Recreation Department, while the library is owned by Montgomery County. The project anticipates demolition of the youth center and the library, a land swap between M-NCPPC and the county, abandonment of a road, and consolidation of land in order to accomplish construction of one new complex.

In anticipation of this project, the county held community meetings in June. Historic Preservation staff participated in a community meeting conducted by Department of General Services in June 2013 at which the upcoming evaluation of the Wheaton Youth Center was announced.

The Parks Department, as the owner of this property, has neither supported nor opposed historic designation of the Wheaton Youth Center.

The HPC has included language in the draft amendment that recognizes the proposed redeveloped of the youth center site and the library site for a combined Wheaton Library/Community Recreation/Gilchrist Center facility. This language encourages the integration of the existing youth center into a compatibly designed new facility that allows programmatic needs to be met while preserving the distinct character of the Wheaton Youth Center building.

County staff and architectural consultants have expressed concerns that retaining the youth center in a new project would affect their ability to obtain LEED certification, which is required for county projects, and the possibility that renovation of the youth center would increase construction costs. As a general rule, in

comparison with non-LEED projects, projects meeting LEED standards have more upfront costs for all categories of projects, whether all new construction, or renovation of a historic building. LEED promotes doing life cycle cost analysis, assessing long-term and environmental impacts, rather than just factoring in upfront costs. Renovation of an existing building can be advantageous for LEED projects since LEED points can be obtained by reusing the building and reusing building materials. In addition, changes to an existing building can score LEED points, including lighting, air quality, and energy use. Finally, LEED points may be awarded for site selection since the site is already developed and fairly dense.

The preservation of an existing facility in a new complex has demonstrated environmental benefits. This fact is demonstrated by findings in Preservation Green Lab's research report, *The Greenest Building: Quantifying the Environmental Value of Building Reuse*, conducted by a team of experts in building and life cycle science. This study compared the reuse of existing buildings to demolition and new construction for the following building types: single family; multifamily; commercial office; mixed-use; elementary school, and warehouses.

The study finds that building reuse typically yields fewer environmental impacts than new construction when comparing buildings of similar size, functionality and energy efficiency. This result was found to be true irrespective of climate – though differences in climate can affect the *extent* of savings. In addition, the absolute carbon-related impact reductions can be substantial when these results are scaled across the building stock of a city. For example, by retrofitting just one percent of the office buildings and single family houses in the city of Portland, Oregon--instead of demolishing and rebuilding--over the next ten years, it would meet 15 percent of the entire county's total CO<sub>2</sub> reduction targets.<sup>1</sup> Finally, it can take from 10 to 80 years to compensate, through efficient operations, for the climate change impacts created by new construction of an energy efficient building. The majority of building types in different climates will take between 20-30 years to overcome the initial carbon impacts from construction.

#31/3-1 Stubbs House (c1850), 2000 Shorefield Road, Wheaton Regional Park  
Public Hearing Draft Amendment, pp. 12-13

The Stubbs House is being nominated for historic designation by Larry Stubbs, whose ancestors built the house. The research was completed by consultant Susan Soderberg. This is one of two resources nominated in relation to the Stubbs Farm, located in Wheaton Regional Park, the other being the Stubbs Barn (see following section).

The Stubbs House was previously listed in the *Locational Atlas and Index of Historic Sites*. The resource was evaluated in 1989, as part of the Kensington-Wheaton area Master Plan update. The HPC, the Planning Board, and the County Council concurred that the resource did not merit designation. It was then removed from the *Locational Atlas*.<sup>2</sup> The Stubbs House has been abandoned for some years. The Department of Parks has no plans for the re-use of this structure.

Ms. Soderberg has conducted research on this property. She finds that the resource has historic merit for representing the first development of summer country retreats by federal government employees; because the owner and family had connections with and hosted prominent national political figures, and was involved in Irish-American politics of the early 19<sup>th</sup> century; and because the farm was a Confederate encampment site during General Jubal Early's raid on Washington July 11-12, 1864.

The nomination states the Stubbs House is also significant as the only remaining house representing the farming community that surrounded Mitchell's Crossroads, predecessor to Wheaton; a visual landmark in the Wheaton Regional Park; and an example of a large country house with a blend of mid-19<sup>th</sup> century architectural

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<sup>1</sup> Multnomah County and Portland share emissions reductions target, *The Greenest Building*, p. 84.

<sup>2</sup> *Approved and Adopted Master Plan for the Communities of Kensington-Wheaton*, M-NCPPC, May 1989, pp.164-165.

styles. Original features include a cross gable roof and 6/6 wood windows.

The resource has had a number of alterations over the years. The structure was encased in brick siding between c1940 and 1959 and Gothic Revival bargeboard was removed. The original open front porch has essentially been replaced with a full-width one-story addition. The original porch was three-bays wide with a steeply pitched hipped roof. It was replaced by 1959 with a three-bay addition encased in brick and surmounted by a balcony with railing. The upper level window centered above the porch was replaced with door to access the porch roof which by then had a flattened pitch. After c1985, this front addition was expanded to the full five-bay width of the front façade. Numerous additions have been constructed on the rear and side elevations, including a cinderblock garage clad in brick, and an attached double-wide trailer.

The Historic Preservation Commission recommends this resource for Master Plan designation, finding that its 20<sup>th</sup> century history is significant. From 1941 to 1959, the house was no longer owned by the Stubbs family, yet continued to be used as a home in the country for wealthy Washingtonians. Hence, the Commission finds that the 20<sup>th</sup> century alterations—including brick veneer and Colonial Revival front porch--have achieved significance in their own right. The HPC finds the resource meets criteria 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the county; and 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the county and its communities.

After the HPC review, consultant Susan Soderberg submitted an addendum to the MIHP research form which she had completed for the Stubbs House. This is included with her original research form in Attachment 2.

This issue of architectural integrity is a thorny one and comes up frequently in historic preservation discussions. The National Park Service has good information on architectural integrity in terms of preservation and the following information comes directly from the NPS website:

Integrity is the ability of a property to convey its significance...The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

SEVEN ASPECTS OF INTEGRITY: Location, Design, Setting, Materials, Workmanship, Feeling, Association

What this means is that if a property has lost too many of these aspects then it no longer conveys its significance. Staff recognizes the value of considering 20<sup>th</sup> century history, but finds that the resource, in its current condition, is not representative of this era, given the level of change that it has experienced. In the case of the Stubbs House, the resource has diminished architectural integrity due to changes in design, materials, and feeling, given the addition of brick siding, an addition to the front façade, rear trailer addition. Given this, staff does not recommend this resource for designation.

Planning Issues: The HPC received a great deal of public testimony and written submittals from the

preservation community, professional historians, and residents that support designation of this resource. The Parks Department has plans to demolish the Stubbs House.

#31/3-2 Stubbs Barn (1843), 2000 Shorefield Road, Wheaton Regional Park  
Public Hearing Draft Amendment, pp. 14-15

The Stubbs Barn was not mentioned in the 1975 survey form of the Stubbs House, which was the basis for its listing on the Locational Atlas (though a photograph was included in the survey file). This was not unusual for the time early in the preservation program, when focus was given to primary residences and farm outbuildings were often not researched or evaluated.

The Stubbs Barn has been nominated for designation by Cultural Resources Stewardship staff, who completed research for the property. It has generally been the policy of the HPC to evaluate barns as part of the farm complex, including primary residence and other ancillary farm buildings.<sup>3</sup> In this case, the house has been greatly altered, while the barn has a high level of integrity. In addition, the house and the barn are located on separate parcels, while both are within the Wheaton Regional Park.

Staff joins the Historic Preservation Commission in recommending the barn for historic designation. It is a fine example of a bank barn constructed in 1843 which has been little altered. The construction date of the barn has been verified through dendrochronology. The Department of Parks plans to use the barn to enhance Brookside Gardens' mission through educational interpretation. The structure has recently been cleaned out, in anticipation of future programming.

Staff and the Historic Preservation Commission recommend the Stubbs Barn for historic designation as it meets the following criteria of the Preservation Ordinance: 1(a) has value as part of the agricultural heritage of the county, representing mid-19<sup>th</sup> century diversification of farming; 1(d) as the farm owned by the Stubbs family for over a century, exemplifies the cultural, economic, social, political, or historic heritage of the Wheaton area; 2(a) embodies the distinctive characteristics of an English-type bank barn.

HPC and Historic Preservation staff recommend an environmental setting boundary that is the parcel on which the barn is located, being 16.36 acres or Parcel P832.

Planning Issues: The Department of Parks staff has requested an environmental setting that fits tightly about the barn. The practice of the HPC has been to designate the entire parcel as the environmental setting, in accordance with the Preservation Ordinance, Chapter 24A-2. The parcel on which the Stubbs Barn is located is P832, being 16.36 acres. This parcel is substantially smaller than the 165.5 acre farm on which the barn was originally built, yet it is large enough to convey the historic farm context of the barn. Staff recommends designating parcel P832 as the environmental setting.

Parks staff has expressed concern about other non-historic buildings that are located on the parcel. Language has been included in the Draft Amendment to identify the 20<sup>th</sup> century house, also known as the Armstrong House, and ancillary park structures (shown on the map and aerial view) as non-contributing resource, which affords greater leniency in their review.

## M-NCPPC RECREATION CENTERS

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<sup>3</sup>Amendments to the *Master Plan for Historic Preservation* that have included designation of farm complexes have included Darnestown-Travilah (1996), Damascus-Goshen (2009), and Upper Patuxent (2012).

The Cultural Resources Stewardship Section of the Department of Parks has submitted nominations for five recreation centers which have been identified as representing each of five key time periods of the M-NCPPC park system, as outlined in the Amendment (page 17).

#36/90 Rock Creek Recreation Center (c1940), 7901 Meadowbrook Lane, Chevy Chase  
Public Hearing Draft Amendment, pp. 18-19

Representing the first era of park recreation buildings, from 1927-1940, the Rock Creek Recreation Center, currently known as Meadowbrook Recreation Building, is one of the earliest extant purpose-built recreation buildings in the county park system. The stone and timberframe structure is a fine example of parkitecture, a type of rustic park building pioneered by the National Park Service. Another historic resource of this type and time period was Kensington Cabin (1934), which was designated a historic site last year. Adjacent to Rock Creek Recreation Center is Meadowbrook Stables (1934), which is an existing a Master Plan historic site.

This resource also represents the work of Howard Cutler, an accomplished architect best known for his Classical Revival and Art Deco schools in the 1920s-1930s when he was principal school architect for Montgomery County. Cutler has been credited with the transformation of Montgomery County school architecture through his standards of professionalism and academic vision. Cutler-designed schools that are Master Plan designated historic sites include Colesville School (1929), Chevy Chase Elementary School (1930), and Bethesda-Chevy Chase High School (1935). Cutler designed the Rock Creek Recreation Center with his daughter Katherine Cutler Ficken, who collaborated with him on other projects in this era.<sup>4</sup>

Staff and the Historic Preservation Commission recommend the Rock Creek Recreation Center for historic designation, finding it meets the following Ordinance criteria: 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation; 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities; 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended environmental setting is 44.76 acres, as shown on the environmental setting map, excluding the Master Planned Right of Way for Beach Drive. The Rock Creek Recreation Center is in active use as a recreation center. Proposed site changes associated with normal park operations may be done through staff-level review.

Planning Issues: No planning issues have been identified for this resource.

#32/31 Pinecrest Recreation Center (c1944-1946), 301 St. Lawrence Drive, Silver Spring  
Public Hearing Draft Amendment, pp. 20-21

The Pinecrest Recreation Center, built during World War II, represents the second era of park recreation centers. Located in the Pinecrest Local Park, this resource is in active use as a recreation center. Given a house-like character, this facility was designed to fit compatibly with the surrounding residential community.

Though this resource has been altered with vinyl siding and replacement windows, this resource retains its original multi-gabled form, and configuration of windows. This World War II era purpose built recreation center retains its original form, structure, and detailing, including stone chimneys. Staff joins the Historic Preservation Commission in recommending the Pinecrest Recreation Center for historic designation as it meets the following criteria of the Historic Preservation Ordinance: 1(a) has character, interest, or value as part of the

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<sup>4</sup>Karin Alexis, Government Architecture in Montgomery County, First Half of the 20<sup>th</sup> Century," HPC, 1988, pp123-

development, heritage, or cultural characteristics of the County, State or Nation; 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities; 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended setting is the boundary of the five-acre park in which the resources is located, not including master planned rights of way. Proposed site changes associated with normal park operations may be done through staff-level review.

Planning Issues: No planning issues have been identified for this resource.

#31/49 Ken-Gar Palisades Recreation Center (c1942-44; 1956), 4140 Wexford Drive, Kensington  
Public Hearing Draft Amendment, pp. 22-23

As a World War II federal surplus building, this facility represents the third phase of park recreation buildings. The Ken-Gar Palisades Recreation Center is composed of two “temps” or temporary buildings that had been used during the war at the Naval Ordnance Laboratory, in White Oak. The Commission recently voted to designate the 1946 Naval Ordnance Lab as a historic site (33/25), as part of the White Oak Sector Plan. The two structures were assembled at the Ken-Gar Palisades Park in 1956, to form one L-shaped structure. This resource retains a high level of integrity, with original vertical siding, and original horizontal-muntin windows. Located in the Ken-Gar Palisades Local Park, the recreation center is in active use.

Staff joins the Historic Preservation Commission in recommending the Ken-Gar Palisades Recreation Center for historic designation as it meets the following criteria of the Historic Preservation Ordinance: 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation; 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities; 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended setting is the boundary of the park, being 19.85 acres, which may include a portion of the master planned right of way for Beach Drive. Proposed site changes associated with normal park operations may be done through staff-level review.

Planning Issues: No planning issues have been identified for this resource.

#31/50 Veirs Mill Recreation Center (1954), 4425 Garrett Park Road, Wheaton  
Public Hearing Draft Amendment, pp. 24-25

This resource represents the fourth era of park recreation buildings, built during the suburbanization era of the 1950s. The modernist structure has a simple form with massive chimney, widely overhanging eave sheltering a patio, and narrow privacy windows placed high on the wall. The integrity of the resource has been diminished as an oversize gable-end chimney has been filled in with brick. Yet the resource retains its overall character and has not otherwise been substantially changed.

Staff joins the Historic Preservation Commission in recommending the Veirs Mill Recreation Center for historic designation as it meets the following criteria of the Historic Preservation Ordinance: 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation; 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities; 2(a) embodies the distinctive characteristics of a type, period, or method of construction.



The recommended setting is the boundary of the Veirs Mill Local Park<sup>5</sup> that lies north of Garrett Park Road, which may include a portion of the master planned right of way. Proposed site changes associated with normal park operations may be done through staff-level review.

Planning Issues: No planning issues have been identified for this resource.

#23/113-2, Norbeck Rosenwald School (1927), 4101 Muncaster Mill Road, Rockville  
Public Hearing Draft Amendment, pp. 26-27

A key community building of the historic African American community known as Mount Pleasant, the Norbeck Rosenwald School was built in 1927 on the site of a previous 1872 school. This resource was previously listed on the Locational Atlas as a contributing resource in the Norbeck Historic District (Resource 23/113), a larger area that included black and white settlements. The Norbeck Historic District was evaluated in 1985 and removed from the Atlas. At that time, Mount Pleasant M E Church, next to the school, was designated a Master Plan site (23/113-1).

In 2002, the Maryland Historical Trust evaluated Norwood Rosenwald School as part of the Intercounty Connector study project and found the Norbeck School to be National Register eligible. Evaluators determined not only the 1927 school building to be historically significant, but also the site, for its historic association with the earlier 1872 school--one of the earliest black schools in the county.

Rosenwald Schools were designated National Treasures in 2011 by the National Trust for Historic Preservation. The National Trust website gives this history:

In 1912, Booker T. Washington approached philanthropist Julius Rosenwald about his concept to build rural schools desperately needed for African American children across the segregated south. That partnership sparked an initiative that eventually created more than 5300 schools, vocational shops and teacher's homes across 15 states in the South and Southwest from 1912-1932.

These schools now are 80-100 years old, and many suffer from abandonment, neglect, or lack of resources for continued use by the communities they once served. In 2002, the National Trust placed Rosenwald Schools on the 11 Most Endangered Historic Places list and created a special initiative to help raise awareness, find new uses, provide resources, and assist in the preservation and rehabilitation of the aging school buildings.

"Rosenwald Schools of Maryland" is a National Register multiple property documentation completed in 2010 by Susan Pearl. The study documents 15 Rosenwald Schools in Montgomery County, of which three are still standing. The Norbeck School has the highest integrity of remaining Rosenwald schools. The Sandy Spring School, on Brooke Road, has been converted into residence, while the Poolesville School, 19200 Jerusalem Road, was converted into a county maintenance facility and has low integrity. Historian Nina Clarke has reported that the Smithville School (MP site 33/24) was built with Rosenwald funds, but no documentation has been found to substantiate this.<sup>6</sup>

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<sup>5</sup>The historic spelling of the resource is V-I-E-R-S Mill Recreation Center. At some point since the construction of this resource (and after 1964), the park and the recreation center have become known as V-E-I-R-S Mill. This is not consistent with the spelling of local placenames including the historic Viers Mill, or current Viers Mill Road, Viers Mill Baptist Church, or Viers Mill Elementary School.

<sup>6</sup>Rosenwald study available at <http://www.preservationmaryland.org/programs/rosenwald-schools/>. Nina H. Clarke & Lillian B. Brown, *History of Black Public Schools of Montgomery County, Maryland, 1872-1961*. Also see [www.rosenwald.fisk.edu](http://www.rosenwald.fisk.edu)

Based on this additional research and historic context, staff supports this nomination for the Norbeck Rosenwald School for historic designation as an individual site. The facility operated as a school until 1951. The building became a community center by 1964. In 2005, the school was transferred from the Board of Education to Montgomery County. By agreement, M-NCPPC manages the site.

Staff joins the Historic Preservation Commission in recommending the Norbeck Rosenwald School for historic designation, finding it meets the following criteria: 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State or Nation; 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities; 2(a) embodies the distinctive characteristics of a type, period, or method of construction.

The recommended setting is the entire parcel, being about half an acre (21,780 sq ft).

Planning Issues: No planning issues have been identified for this resource.

## **Attachments**

Attachment 1: Public Hearing Draft Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources

Attachment 2: Research forms (Maryland Inventory of Historic Property Forms) for each resource

Attachment 3: Correspondence received to date

Documents available online at: [www.montgomeryplanning.org/historic/parkresources/](http://www.montgomeryplanning.org/historic/parkresources/)