

2 WHERE WE'VE BEEN: THE COMMISSION'S HISTORY OF CULTURAL RESOURCE STEWARDSHIP

2.1 The Origins

In 1926, E. Brooke Lee successfully lobbied the Maryland General Assembly to create an agency similar to the newly created National Park and Planning Commission in Washington, D.C., but on the Maryland side of the border. The Maryland-National Capital Park and Planning Commission (the Commission) was thus created in 1927 with a three-fold mission: 1) to plan for highways, parks, and recreation centers; 2) to provide zoning and subdivision control; and 3) to protect the stream valley parkways that fed into Rock Creek in the District of Columbia. Even though stewardship of buildings was not one of its stated missions, this task has been a part of the Commission's charge since the agency's inception.

The "metropolitan district," that area of land under jurisdiction of the new agency, embraced the Maryland suburbs adjacent to Washington, D.C.; namely, Montgomery and Prince George's County. The territory in Montgomery County that was covered by the Commission was much smaller than it is today. The new agency hired city planner Irving Root and noted landscape architect Roland Rogers to craft its initial plans. A zoning ordinance was adopted in 1928 based on Washington, D.C.'s model, and ambitious plans for the extension and development of Rock Creek Park were announced in E. Brooke Lee's *Maryland News* in 1929. The passage of the federal Capper-Crampton Act on May 29, 1930 provided \$4.5 million---a third of the funds needed--to acquire land in the stream valleys of both counties along the Cabin John River, Rock Creek, Sligo Creek, the Northwest Branch, the Anacostia River, and Indian Creek. Purchasing land in the areas also resulted in the acquisition of several mills and mill sites, prehistoric settlement sites, small burial grounds and the like, although this was not highly recognized at the time.

In 1931, Root and Rogers described the mission of the new agency in reports titled: *Planning Progress in Maryland-Washington Metropolitan District* and *A Park System for the Maryland-Washington Metropolitan District*. In the former, Root described a preliminary Master Plan for the Maryland-Washington Metropolitan District that showed a "comprehensive system of existing and proposed main highways, carefully coordinated with a park system planned to penetrate and develop areas of particular park interest."³ Several design plans were prepared for sections of Rock Creek Park, Sligo Creek Parkway, and Cabin John Parkway. In addition, designs were created for a neighborhood park in Takoma Park along the B&O Railroad (today's Jeque Park) and a community playground in Kensington.

One of the earliest proposals called for a recreation center, playfields, bandstand, tennis courts, wading pool, and horseback-riding fields immediately adjacent to the District line in connection with Rock Creek Park. This project resulted in the Meadowbrook Recreation area. Root stated

³ *Planning Progress in Maryland-Washington Metropolitan District* by Irving C. Root, City Planner, The Maryland-National Capital Park and Planning Commission, Reprinted from *City Planning*, January 1931.

at the time: “It is the intention of The Maryland-National Capital Park and Planning Commission to exercise a certain control of adjoining residential development to secure adequate set-back, large lots and protection for the wooded areas.”⁴

2.2 The Depression

During the Depression, the Commission built rustic shelters that fostered the image of a park system rooted in the American pioneer experience.⁵ New Commission properties of this period included Kensington Cabin and Meadowbrook Recreation Center, two highly important buildings on the inventory of cultural resources in parks. With private funding, the Commission also was able to construct the substantial Meadowbrook/Rock Creek Stables, the Commission’s first public/private partnership. In 1933, “The Moorings,” the Blair family’s Federal-era summer home just beyond the District line, was donated for preservation as parkland, making Jesup Blair Park the first County-owned park with a historic house as its centerpiece. A later, but equally impressive building, the late 19th-century Bureau of Animal Industry headquarters on Norwood Rd. in Bethesda, was also of interest to the Commission. When a civic group successfully lobbied to have the United States Department of Agriculture’s land there converted to a County park in 1936, the B-CC Norwood Recreation Center was established and the Commission gained yet another built resource.

By 1940, the burgeoning population in the County had reached 84,000 and the amount of parkland was nearing 1,000 acres. Post World-War II suburban development resulted in the Commission’s purchase of a great amount of parkland to accommodate the new influx of citizens. In 1946, the first public golf course in the County was opened at Sligo Creek, and by 1950, the County had opened 19 recreation centers. The first *Master Plan of Schools, Parks, and Recreation* was prepared in 1956. In 1957, the Prince George’s and Montgomery County Planning Boards, which had been meeting together, decided to split into two separate but related entities. Prince George’s established its own board at Riversdale and Montgomery started its in Silver Spring. The Montgomery Regional Office (today simply known as “MRO”) was built in 1957. The brick building, designed by E. Burton Corning, won an American Institute of Architects’ award.

2.3 Population Boom

Between 1940 and 1960, the County’s population increased over 300 percent, from 84,000 to 341,000 people. To meet recreation and open space needs, the Commission continued its dramatic efforts to increase parkland, only to be interrupted when Congress suspended Commission operating funds in the 1950s because the Capper-Crampton Act had run its course. Funding was soon reinstated, but with HUD Open Space grant programs. From 1962-1971, the Commission aggressively acquired 4,000 acres bringing total parkland to 16,000 acres.

Prior to the 1960s, the Commission’s emphasis had been on local and stream valley acquisition. During the 1960s, however, the emphasis changed to larger landholdings. This shift was represented by the addition to the park inventory of new regional parks like those at Wheaton

⁴ *Ibid.*

⁵ The Manager of Historic Properties believes that these were likely built by the Civilian Conservation Corps.

and Upper Rock Creek. These park acquisitions resulted in the inclusion of old farmsteads that often contained historic structures, including four such houses at Wheaton, and in Upper Rock Creek Park, Needwood Mansion and the Bussard Farm. In Little Bennett Park, the Commission gained ownership of other building types, including the Hyattstown Mill and the Kingsley School.

2.4 Documenting Cultural Resources

It was not until the 1970s, however, with the purchase of Woodlawn that the historic nature of a park property was specifically called out. A few years later, in 1976, the Department published the *Locational Atlas & Index of Historic Sites*, which showed the extent of historic buildings and sites across the County. More than 1,000 historic sites and districts (both built and archaeological) were listed for potential designation on a local *Master Plan for Historic Preservation*, many of them situated on parkland. (Today, some 500 of these have been removed from the *Locational Atlas*, primarily due to loss of physical integrity or complete loss of the property). The process of adding these properties to the County's *Master Plan for Historic Preservation* for further protection was begun shortly after.

Today, as a result of 80 years of land acquisition, the Department owns not just houses, but barns, corncribs, smokehouses, schools, chapels, cemeteries, early recreation centers, general stores, mills and mill sites, Civil War-related encampments, and prehistoric Indian settlement sites. 157 individual buildings or sites are currently listed on the Cultural Resources in Parks Inventory. Of these, preservation status breaks down as follows:

- 94 are listed on the *Master Plan for Historic Preservation* only
- 6 are listed on both The National Register of Historic Places and the *Master Plan*
- 6 are listed on the *Locational Atlas and Inventory of Historic Sites*
- 51 are "Not Yet Designated," but still fall under the umbrella of cultural resources.

The growing interest in local history and heritage tourism has strengthened the Historic Preservation Section's resolve to preserve these irreplaceable resources. In recent decades, the addition of the Waters House in Germantown, the Joseph White House in Boyds, the Brewer Farm and Darby House/Store in Beallsville have extended the Commission's responsibility to protect historic buildings within open space settings.

2.5 Relationship to Existing Plans and Other Significant County Initiatives

Table 2-1: Relationship to the General Plan Refinement Goals

<p>Relationship to the General Plan Refinement Goals</p> <p>Like all Department plans, this Strategic Plan relies on existing planning documents for guidance. The County’s General Plan Refinement, adopted in 1993, established the vision for the County’s future, taking into account land use, housing, employment, transportation, community facilities, and the environment. Cultural resource direction included the following goal and strategies:</p>
<p>Goal: Identify and preserve significant historic, scenic, and cultural features and promote art in public areas.</p>
<p>Strategies:</p> <ul style="list-style-type: none">• Evaluate historic resources for inclusion in the Master Plan for Historic Preservation.• Preserve appropriate sites with their environmental settings and districts that are:<ul style="list-style-type: none">○ Representative of a period or style,○ Architecturally important,○ Locations of important events or activities,○ Associated with important persons,○ Archaeological sites,○ Cultural landmarks, or○ Of historic or cultural value.• Protect historic sites permanently.• Encourage the preservation, restoration, and use of historic sites and community landmarks to foster community identity.• Use financial incentives to minimize the impacts of maintaining and restoring historic properties.• Promote art and cultural opportunities at appropriate public and private locations.• Encourage compatible development that highlights and enhances historic resources in development or redevelopment, and in and around historic districts.

Table 2-2: Relationship to the 1998 PROS Plan Goals

<p>Relationship to the 1998 PROS Plan Goals</p> <p>The PROS Plan of July 1998 established County goals for historic and cultural resources. The PROS Plan will be officially updated in calendar year 2006, so the 1998 goals and objectives are stated here:</p>
<ul style="list-style-type: none"> • Identify historic and archaeological resources. • Produce and maintain a geographic database inventory of historic and archaeological resources. • Research and analyze the significance of historic and archaeological resources in connection with area master plan updates.
<ul style="list-style-type: none"> • Preserve and protect historic and archaeological resources. • Facilitate viable uses for historic properties, which will aid in stabilization and continuing maintenance. • Protect the historic context of resources, including walkways, vistas, historic landscaping, agricultural open space, and other features of environmental setting.
<ul style="list-style-type: none"> • Rehabilitate buildings through park property management program. • Train Central Maintenance crews in restoration construction. • Preserve appropriate sites, with their environmental settings and districts that are representative of a period or style, architecturally important, or associated with important persons, events or activities. • Preserve, with their environmental settings and districts, appropriate archaeological sites and landmarks of historical or cultural value.
<ul style="list-style-type: none"> • Interpret historic and archaeological resources. • Provide regular interpretive and educational programs. • Work with community residents to make historic sites important park focal points and viable elements of the community. • Increase public access to historic sites in connection with railways, bikeways, and easements. • Integrate interpretive programs into park master plans.

Heritage Montgomery: "HM! History Where You Least Expect It"

Montgomery County is fortunate to have a non-profit partner in its goal to increase heritage tourism in connection with meeting past and present planning goals. Heritage Tourism is a vibrant new tool in promoting economic growth and heightened cultural awareness across the nation. The Heritage Tourism Alliance of Montgomery County (Heritage Montgomery) is the partner responsible for spearheading this new effort. Heritage Montgomery was established as the outcome of House Bill 1, the 1996 state legislation that created the *Maryland Heritage Preservation and Tourism Areas Program*. The program was designed to help communities use cultural tourism to build their economies while protecting, developing, and promoting their cultural, historical and natural resources. Montgomery County is one of 10 designated heritage areas in the state of Maryland.

In November 2002, the county completed the *Montgomery County Heritage Area Management Plan*, and in December 2004 was designated a Certified Heritage Area. This designation made the County eligible for state grants offered by the Maryland Heritage Area Authority. *The Heritage Area Plan* established three heritage area themes, or clusters, to tie the County's historic resources to distinct groupings. This Strategic Plan used these heritage themes as one of the main guides for its selection of the Top 20 priority projects to be improved over the next ten years.

The Montgomery County Heritage Areas are:

The Quaker and Underground Railroad Cluster, centered in Olney/Sandy Spring and including Brookeville. This cluster holds national importance in the history of religious tolerance and the role local Quakers and African Americans played in the Underground Railroad.

The Farming History Cluster, set primarily in the Agricultural Reserve with Poolesville, a farming center since the 18th century, as its gateway. This cluster includes many of the properties that strongly represent the County's agricultural history.

The Technological Innovation Path, set along the Potomac and the C&O Canal, but also including the B&O freight rail line, embraces the path of technological and industrial innovation in the County. Its properties include mill and mill ruins, lock houses, and industrial structures.

While *The Heritage Area Management Plan* sticks closely to geographic areas for these clusters, the Strategic Plan uses them somewhat more broadly to identify buildings and structures by the appropriate historic theme, if one applies.

Heritage Montgomery: "HM! History Where You Least Expect It"

Heritage tourism has been demonstrated to be good business. Data collected by the Maryland Heritage Area Program testifies to a direct correlation between heritage investment and economic gain. For example, Baltimore City reports a return of \$27.35 for every dollar it spends on tourism development, whereas Annapolis reports \$3.78 on its tourism dollar. Moreover, every \$1 invested in Maryland's Certified Heritage Areas leverages \$4.61 in *annual, ongoing* state and local tax revenues, according to *Investing in Our Communities: Maryland's Heritage Area Program*, Maryland Department of Housing and Community Development (November 2003). The \$6.4 million invested to date by the state has been matched by more than \$12.8 million in non-state funds and has leveraged more than \$55 million in other public and private sector investment.

Heritage Montgomery has focused on establishing a presence in the county over the last two years. The organization was initiated by Park and Planning specifically to spearhead heritage tourism and its staff works very closely with that of Park and Planning. Heritage Montgomery has an office in the historic Waters House in Germantown, which is owned by the Department of Park and Planning but is leased to the Montgomery County Historical Society as part of a public/private partnership. Heritage Montgomery has created a number of marketing tools, including: 1) A new brochure for the Heritage Days celebration held in June, where attendance increased 20% over last year's attendance. 2) A new tourism brochure focusing on historic attractions in the county with the theme "History Where You Least Expect It." 3) A logo to identify or brand Heritage Montgomery. 4) A contract with the American Travel Center to develop five driving tours of Montgomery County that will appear on 12 Web sites. 5) Its own state-of-the art Web site (www.heritagemontgomery.org). The group is working with the Department to create a map of County historic sites that should be ready in the Spring of 2006. The organization also operates a mini-grant program that recognizes groups that are interpreting, promoting, preserving, researching, and/or supporting the county's historical legacy. Reflecting on these efforts, the Conference and Visitors Bureau of Montgomery County presented Heritage Montgomery with its 2004 annual award for the best new tourism promotion.

3 WHERE WE ARE: EXISTING CONDITIONS

3.1 Our Strengths

The Historic Preservation Section manages County-owned cultural resources well, despite significant limitations in funding and staff. Staff has worked hard to showcase the County's best properties through stabilization, restoration/rehabilitation. For many years, this excellent work has been handled by the Department's Manager of Historic Properties, who also serves as the invaluable Park Historian. The Preservation Supervisor, Manager of Historic Properties, and the Education and Outreach Coordinator have succeeded in the creative programming of a select few sites, but are required to depend on the help of volunteers to carry out the interpretive part of its mission. The following description of existing Historic Preservation Section activities points out just how much has been accomplished in the areas of 1) Stewardship and Acquisition; 2) Capital Improvements; 3) Maintenance; 4) Programming and Public Outreach; and 5) Archaeology.

3.1.1 Stewardship and Acquisition

Staff is increasingly working with Legacy Open Space (part of Countywide Planning), Land Acquisition (part of Park Development), and Enterprise Division personnel to secure the acquisition of historic buildings and sites that are important to the interpretation of the County's history.

Staff works with master planners, community-based planners, and park planning and resource analysis personnel to ensure that park-based historic resources are adequately highlighted in all master plans.

3.1.2 Capital Improvements

Staff coordinates and oversees the restoration of historic buildings in the parks. Staff drafts Requests for Proposals and Scopes of Work and prepares PDFs for CIP projects concerning feasibility studies, design, and construction.

Staff works with Park Development Division personnel to implement CIP projects.

3.1.3 Maintenance

Staff stabilizes buildings threatened with "demolition by neglect" by securing funds to shore up deteriorating buildings and by protecting them from weather and vandals.

Staff works with Central Maintenance Division personnel and private contractors to implement emergency repairs.

3.1.4 Programming and Public Outreach

Staff promotes the Ag Reserve as one of the great assets of this County. Heritage Montgomery works in concert with the Historic Preservation Section and Legacy Open Space Program personnel to promote cultural resources in the Ag Reserve, which is known as the Farming History Cluster from a heritage tourism standpoint.

Staff oversees the rehabilitation of historic buildings by working with architects, engineers, and restoration experts to bring buildings back into a state of utility. From minor roof repairs to major adaptive reuse projects, the Manager of Historic Properties and the Park Architect coordinate and supervise necessary projects.

Staff programs vacant historic buildings back into life by finding partnership opportunities with private and non-profit sectors and by crafting lease agreements with third parties. This involves both activity/interpretive programming and specific architectural and engineering programming to accommodate the desired new uses. One of the best examples thus far of successful programming is Oakley Cabin, the County's only African-American historic site open to the public. Despite this, the community would be better served if this resource had a curator who was paid on a regular basis, instead of relying so heavily on docents. This would allow the site to be open on a much more regular basis and to programming special events more often.

Staff plans and runs more than a dozen special events at park historic sites, some of which are presented by Historic Preservation alone and some of which are offered in cooperation with Nature Centers and nonprofit "Friends" groups. Events are always planned for Black History Month, and at least five park historic sites are part of the annual Montgomery County Heritage Days.

As support to the Montgomery County Historic Preservation Commission, staff runs a successful grant program that awards grants to 501(c)(3) organizations and municipalities interested in undertaking small, non-capital historic preservation-related projects. This program distributes \$30,000 a year to anywhere from 12 to 18 organizations.

Staff maintains the historic marker program that recognizes and interprets historic and archaeological sites in the parks, increasingly along its trails and in conjunction with the Natural Resources Division. Staff works with the Maryland Office of Tourism Development on its Civil War Trails program.

For architectural and engineering programming, personnel within various departments work together to craft Requests for Proposals for architectural and engineering services covering feasibility, stabilization, and rehabilitation projects.

3.1.5 Archaeology

The Historic Preservation Section's Archaeology unit offers a wide array of programs at park-based archaeological sites with only one full-time and one part-time staff. Archaeology is run out of the Needwood Mansion in Upper Rock Creek Park.

Staff encourages civic engagement through year-round, hands-on educational programs and community symposiums to increase awareness of archaeology, cultivate volunteers, and provide internships.

Staff conducts summer archaeology field sessions for school-age children and adults, most recently at Newmantown, an African-American heritage site within the Agricultural History Farm Park.

Staff manages, curates, and provides storage for the thousands of Montgomery County artifacts that have been collected at sites in parks.

Staff partners and cooperates with the High School Volunteers in Archaeology, Montgomery College, and the Archaeological Society of Maryland, Inc.'s Mid-Potomac Chapter to conduct investigations and research on park-owned sites.

3.2 Our Limitations

As would be expected, however, there are major problems associated with owning over 150 cultural resources while lacking a sufficient budget and broader Department-wide mandate to preserve and maintain them.

3.2.1 Stewardship and Acquisition

Interdepartmental coordination is improving, but acquisition and Enterprise projects, plus task-force decisions that involve historic properties, are not consistently done with sensitivity to the historic nature of the property. This oversight is sometimes due to limited awareness by other Department personnel of the special needs and/or historic status of some buildings.

3.2.2 Capital Improvements

Due to lack of funding, not enough programming partners, and internal Departmental confusion regarding responsibility for structures, some very important properties are not receiving necessary improvements. In some of the better scenarios, buildings have been stabilized, but not fully rehabilitated. Stabilization has been necessary to keep buildings viable for the future. Stabilization alone, however, has resulted in buildings being fixed up on the exterior, but vacant and incomplete on the interior.

In addition, in-house technical expertise is below where it should be if the Department intends to better prepare scopes of work for historic buildings. Increased Departmental knowledge of historical buildings, their structural needs, and materials conservation would help contain project costs. A “historical architect” is a specialist that could be added to the Commission’s personnel to address this problem.

Currently, rehabilitation and restoration are undertaken without in-depth historical research at its core. Ideally, each capital improvement project of ample size would be prefaced by a Historic

Structure Report, which details the construction history of the property through primary source documents (old photographs, correspondence, inventories, wills, etc.) and lays out a careful plan for rehabilitating or restoring it. An architectural historian working with an historical architect typically complete this report.

3.2.3 Maintenance

Properties are often repaired in a reactive mode, rather than a proactive mode, requiring emergency funding. There also is no regular schedule for inspecting buildings.

There is no budget allocation for routine maintenance of the majority of historic properties.

Central Maintenance does not include many historic buildings in its inventory of buildings to be maintained.

Park Managers acknowledge reluctance at inspecting historic buildings due to already busy schedules, hazardous materials, and lack of knowledge in how to view historic structures.

3.2.4 Programming and Public Outreach

As noted before, regular, department-staffed programs for interpretive programming are essentially nonexistent. Currently, none of the historic park properties is staffed by a paid M-NCPPC employee. The people who interpret the few sites that are open to the public are volunteer docents. The public outreach effort, therefore, is strained.

The agency currently lacks the in-house expertise to prepare historically accurate architectural & engineering programming plans and specifications based on historic documentation coupled with physical analysis. This aspect of programming, the A/E aspect, currently operates through the bidding process, which can be timely and cumbersome.

3.2.5 Archaeology

Only a small number of archaeological sites are designated on official historic lists because the documentation required is very extensive and staff time is so limited.

Staff members' current time is not sufficient to always act in a timely way as curators of the growing artifact collection.

Certain archaeological sites are omitted from park trail guides due to lack of information sharing about known archaeological sites.

4 WHERE WE'RE HEADED: DEFINING A FUTURE, TOP 20 PROJECTS, CAPITAL IMPROVEMENTS, ANNUAL MAINTENANCE, AND PROGRAMMING

4.1 Defining a Future

While the list of problems just described is real, this Plan provides an action-oriented response to solving the largest of those problems. The response is rooted in confidence in the Plan's overall vision and in the assignment of each resource to both long and short-term goals and objectives.

The Strategic Plan signals four core concepts:

1. A broader mandate for historic preservation in parks.
2. An intent to rehabilitate priority projects chosen for reuse.
3. Commitment to a dedicated maintenance budget of \$400,000 annually.
4. Support for improved interpretive and architectural programming.

It is important to point out that it is not the purpose of a *strategic* plan to provide specific interpretive programming studies for each and every building on the inventory, but instead to lay out the tools to carry forward a vision. The following assumptions, therefore, are intended to be tools for informing CIP and annual maintenance projections. They result in the creation of a Top 20 Priority Projects List as well.

4.1.1 Long-Term Use Goal

The 157 cultural resources owned by the Department in parks have been placed into a number of programming categories, the first of which is called the Long-Term Use Goal. The Long-Term Use Goal contains categories that reflect a resource's desired **future** use/activity and/or interpretive program. The Long-Term Use Goal takes the place of previous prioritization categories in other plans. For example, this Plan no longer uses past designations of "low" to "high" for ranking preservation projects. Neither does it use ordinal criticality factors ("1" through "5"), such as those in the Infrastructure Maintenance Task Force Report.⁶ Although both of those systems are useful, the Long Term Use Goal best promotes the strategy of transforming artifacts to attractions.

⁶ This report of March 2005 was a joint county agency effort (M-NCPPC, DPWT, Montgomery College, and Montgomery County Public Schools) that identified both the gaps in infrastructure information and funding to redress it.

The types of Long-Term Use Goals are:

a. Open For Public Interpretation by M-NCPPC

This category includes museums and historic sites such as Woodlawn and Oakley Cabin.

b. Public/Private Partnership

This category includes any space that is occupied and/or run by a partner other than M-NCPPC. An example is the leasing of the Waters House by the Montgomery County Historical Society.

c. Park-Related Function

This category includes carefully planned park office space such as that at Needwood Mansion or what might exist at Pope Farm.

d. M-NCPPC-Owned Housing

This category includes housing owned by M-NCPPC and leased by Property Management.

e. Trail or Park Interpretive Element

This category includes what are currently more passive resources, such as the Kingsley School in Little Bennett Park or mill ruins that might be visible from a walking trail.

Using Long Term Use Goal, the park’s rich inventory of cultural properties is distributed as follows, listing each structure at a property as a resource:

Open for Public Interpretation by M-NCPPC	21 resources
Public/Private Partnership	34 resources
Park-Related Function	19 resources
M-NCPPC-Owned Housing	29 resources
Trail or Park Interpretive Elements	54 resources
TOTAL NUMBER OF CULTURAL RESOURCES	157 RESOURCES

4.1.2 Heritage Area Themes

In addition, this Plan separates resources into Heritage Area Themes. Heritage Area Themes are typologies developed in the 2002 *Heritage Area Management Plan* as an effective way to interpret public and private historic properties scattered throughout the County, not just in parks. This plan endorses those themes and uses them to help interpret M-NCPPC historic sites. As noted in the Heritage Montgomery section of this Plan, there are three themes.

a. Quaker/Underground Railroad Cluster

This cluster is based primarily in the Olney-Sandy Spring area and includes Brookeville. Montgomery County played an important role in the Underground Railroad as the site of a number of routes that escaping slaves traveled as they moved north to freedom, supported by Quaker communities that helped establish free black settlements.

b. Farming History Cluster

This cluster largely covers properties in the County’s western section and for its borders in the *Heritage Area Management Plan* are exactly the same as those of the AgReserve. The farming cluster celebrates Montgomery County’s agricultural heritage, the primary force shaping the County from its inception in 1776 through the early part of the 20th century. Individual farms, early farming communities, and different types of agricultural outbuildings are highlighted and interpreted in this cluster. In this Plan, most farmsteads, whether in the cluster/AgReserve or not, are identified under this category.

c. Technological Innovation Path

This cluster follows the path of the Potomac River, C&O Canal, and B&O rail freight line. It interprets the early industries that helped Montgomery County grow and prosper. Many of this cluster’s resources are archaeological resources, but quarries, mining sites, and lock houses also are included.

d. Not Heritage-Area Theme-Related

While many historic properties will fit into one of these three Heritage Area Themes, a few will not. Lack of entry in the Heritage Area Theme column in the cultural resources inventory spreadsheet of this Plan does not mean that a property lacks significance or cultural value, merely that it does not neatly conform to a pre-established theme.

4.1.3 International Building Code Future Use and Occupancy Classifications (IBCFUO)

Next, the Strategic Plan categorizes the cultural resources into an International Building Code Future Use and Occupancy classification (termed an IBCFUO in this Plan). This classification serves the purpose of identifying a starting point for determining architectural and engineering programming and cost evaluations. These classifications are not set in stone and will require refinement, as more information on a project comes to light. In addition, hazardous materials, life safety, energy conservation issues, and the Maryland Rehabilitation Code all come into play when calculating cost estimates relating to historic structures. For the purposes of this plan, however, the International Building Code Future Use and Occupancy classifications include:

Assembly Group	A
Business Group	B
Educational Group	E
Factory Group	F
High-Hazard Group	H
Institutional Group	I
Mercantile Group	M
Residential Group	R
Storage Group	S
Utility and Miscellaneous Group	U

4.2 Top 20 Properties Information

Finally, taking these programming goals into consideration, there are 20 projects that have been labeled as priorities. These denote the most important capital improvement expenditures to be made over the 10-year life cycle of this plan. These properties may contain multiple buildings, such as at Woodlawn, or a single building, such as the James King Barn. The Top 20 priority projects have been selected primarily for their listing in one of the top two Long-Term Use Goal categories; specifically, Category A, “Open for Public Interpretation” or Category B, “Public/Private Partnership.” The reason is that many properties in both categories reflect a strong potential for heritage tourism. The Top 20 are the properties that will best tell the story of Montgomery County’s history to the largest audience and will tie in most closely with already established heritage area themes.

Not all Top 20 Priority projects are slated to receive capital improvement funds in this Strategic Plan, however. This is due to the fact that CIP dollars have not yet been projected beyond 2012 and because some of the necessary bricks-and-mortar projects hopefully will be funded through private partners.

If priorities need to be refined because buildings acquired by the Department are added to the inventory, a building’s current condition and/or threat level plus its reuse potential should be used as guides. These factors could shift new acquisitions onto the Top 20 list and take some less active properties off of it. These same factors help prioritize the 130-or-so resources that did not make it to the Top 20 List.

It is especially important to remember that the 130-or-so properties that are not in the “Top 20” list are a highly significant part of the inventory and must be maintained. They are simply those resources that fell into one of the other three Long-Term Use Goal categories (Category C, “Park-Related Function,” Category D, “M-NCPPC-Owned Housing,” and E, “Trail or Park Interpretive Element”). Some, like Pope Farm/Cooke’s Range – categorized as “Park-Related Function” and consisting of an older house that dates to the late 18th century and ranks as one of the oldest standing houses in the County -- represent the “hidden jewels” of the park system.

Top 20 Priority Projects

A major part of the vision of this Strategic Plan is that the projects listed below will represent *the public face* of Park and Planning's cultural resources. There are 20 projects (but 21 listings because the Seneca Store and Upton Darby House are one property that fall under two heritage themes). The two main categories below, Open for Public Interpretation and Public/Private Partnership represent Long-Term Use Goals while the subcategories represent Heritage Themes.

Open for Public Interpretation (by M-NCPPC)

A. Quaker/Underground Railroad Cluster

- Woodlawn
- Oakley Cabin

B. Farming History Cluster

- Oliver Watkins House and Barn
- Bussard Farm
- Seneca Stone Barn and House (Foundation)

Public/Private Partnership (M-NCPPC joined with private, non-profit, or other governmental partner)

A. Quaker/Underground Railroad Cluster

- "Uncle Tom's Cabin"
- Holland Store (Red Door Store)
- Jesup Blair House

B. Farming History Cluster

- Waters House and Barn
- Joseph White House
- Darby House and Store
- James King Barn
- Boyd-Maughlin House
- Rock Creek Stables (Meadowbrook Stables)
- Seneca Store (Poole Store)

C. Technological Innovation Cluster

- Upton Darby House (adjacent to the Poole Store)
- Hyattstown Mill and House
- Robert B. Morse Filtration Plant (WSSC Buildings)
- Brainard Warner House

D. Not Heritage Area Theme-Related

- Kensington Cabin
- Bureau of Animal Industry

Woodlawn

Woodlawn Historical Park



Long-Term Use Goal:

Open for Public Interpretation

Heritage Area Theme:

Quaker/Underground Railroad Cluster

International Building Code Future Use/Occupancy:

Assembly (House, Certain Outbuildings, Barn)

Utility (Certain Outbuildings)

Responsible Party:

*Inspection: Enterprise (House, Dairy, Tenant House, Log Cabin)/Central Maintenance
Park Manager (Barn and Carriage House)*

*Funding: Central Maintenance (House, Dairy, Tenant House, Log Cabin)
Historic Preservation (Barn and Carriage House)*

Work Already Completed or Underway

The Stone Barn (1832) was the subject of a feasibility study for adaptive reuse. That study was completed in 2003 and led to the building's proposed reuse as an interpretative center/gateway for the Quaker and Underground Railroad Cluster and trailhead for the Rural Legacy Trail. A major stabilization project for the Woodlawn Barn will be completed in 2005. CIP funds from FY05-06 equaling \$240,000 will be used to develop a design scheme for the interpretative center with a state-of-the-art media display, while CIP FY06-08 construction funds totaling \$900,000 will be used to transform the building for its new program. Additional funds must be raised to complete the project. The Tenant House was stabilized and rehabilitated in 2004. It is now actively used as part of a school tour program on Colonial Life that is run by a contractor with the Enterprise Division.

Work Planned for Future

Goal: Restore and Open the Woodlawn Barn as a multi-media interpretative Visitors Center for the Quaker/Underground Railroad Cluster.

Objective: Rehabilitate the barn as a multi-media interpretative center for the Quaker/Underground Railroad Cluster between 2006-2009 using CIP funds and other grants.

Goal: Maintain the main house and outbuildings.

Objective: Enterprise and Central Maintenance should continue to keep the buildings in good order in FY06-12.

Oakley Cabin

Reddy Branch Stream Valley Park

Long-Term Use Goal:

Open to the Public

Heritage Area Theme:

Quaker/Underground Railroad Cluster

International Building Code Future Use/Occupancy:

Assembly

Responsible Party:

Inspection: Park Manager

Funding: Central Maintenance



Work Already Completed or Underway

This slave quarter for Oakley Manor is one the County's most visible, publicly owned African-American sites. In 2002, M-NCPPC created a gravel parking lot for Oakley Cabin, which has greatly enhanced the ability to bring groups to the property and accounts for the growing success of this site as an heritage tourism destination. It is open to the public each weekend from April through October thanks to the volunteer members of the Friends of Oakley Cabin.

Work Planned for Future

Goal: Maintain the cabin with regular preventive maintenance and expand the programming for it with paid staff. No capital improvements are planned for the foreseeable future, but a professionally designed exhibit space will be added to the back room.

Objective 1: Enter the property data in SmartParks to generate work orders in FY06-12.

Objective 2: Expand the interpretive programming of the building to attract more visitors and provide paid staff as needed to do this as soon as possible.

Oliver Watkins House and Barn Ovid Hazen Wells Park



Long-Term Use Goal:

*Public/Private Partnership
and Park-Related Use*

Heritage Area Theme:

Farming History Cluster

International Building Code Future Use/Occupancy:

Business (House)

Utility (Barn and Smokehouse)

Responsible Party:

Inspection: Public/Private Partner

*Funding: Central Maintenance (House and Smokehouse)
Public/Private Partner (Barn)*

Work Already Completed or Underway

The house has been stabilized on the exterior, but is a shell on the interior. It will be the subject of design and construction drawings for interior restoration.

M-NCPPC completed restoration of the Oliver Watkins Barn in 2001. The Red Wiggler Group now uses the building through a public-private partnership agreement.

Work Planned for Future

Goal: Restore the interior of the house so that it can be programmed for use in conjunction with the Up-County Arboretum planned for Ovid Hazen Wells Park.

Objective 1: Use CIP funds of \$60,000 (FY10) to prepare design drawings for the interior restoration and \$210,000 (FY2011) to construct it to plans for its new use.

Objective 2: Work with Brookside Gardens staff on plans for development of the up-County Arboretum as soon as possible.

Goal: Continue to coordinate with on-site private partner, Red Wiggler, for use of the barn.

Objective 1: Monitor lease agreement with Red Wiggler to make sure it is mutually beneficial.

Bussard Farm

Agricultural History Farm Park

Long-Term Use Goal:

Open for Public Interpretation

Heritage Area Theme:

Farming History Cluster

International Building Code Future Use/Occupancy:

Assembly (House, Barn, and Certain Outbuildings)

Utility (Several Outbuildings)

Responsible Party:

Inspection: Park Manager

Funding: Historic Preservation



Work Already Completed or Underway

This historic property is opened several times a year with the volunteer assistance of the Friends of the Agricultural History Farm Park and the Meadowside Nature Center staff. The house is currently undergoing completion of interior restoration using CIP funds and is being programmed for historical interpretation

A new septic field was installed for the house in 2002 using CIP funds (FY2001) of \$10,992.

The barn was totally rehabilitated in 2002-2003.

Work Planned for Future

Goal: Rehabilitate and open the Bussard Farm to the public as an historic farm complex showcasing typical Montgomery County farm life at the turn of the century.

Objective 1: Rehabilitate the house interior in 2005-06 using CIP funds (FY05) of \$58,966.

Objective 2: Work with volunteer docents to program the farmstead with a long-term plan of having paid staff interpret the house and barn.

Objective 3: Reconstruct a woodshed or move one to the site.

Objective 4: Plant an apple orchard based on historic documentation.

Seneca Stone Barn and House (Foundation) Woodstock Equestrian Park

Long-Term Use Goal:

Open for Public Interpretation

Heritage Area Theme:

Farming History Cluster

International Building Code Future Use/Occupancy:

Utility

Responsible Party:

Inspection: Park Manager

Funding: Historic Preservation



Work Already Completed or Underway

M-NCPPC acquired this stone outbuilding in 1999 as part of a 382 acre-donation by Mr. Herbert Greenberg. According to a December 2003 Historic Preservation Report on Woodstock Equestrian Park, the barn was probably constructed by the Young or Fisher families either in the late 18th or early 19th century. A structural assessment of the barn was completed as part of planning and design for improvements to the park. Directly across from the barn is a foundation of a house associated with it. That part of the resource is an archaeological site.

Work Planned for Future

Goal: Stabilize and partially rebuild what is known colloquially as the “Seneca Stone Barn” for a potential, equestrian-related interpretive use.

Objective 1: Secure CIP funds during fiscal year 2010 of \$225,000 to stabilize the structure.

Objective 2: Develop an interpretive program and means of programming the building by 2010.

“Uncle Tom’s Cabin” North Bethesda



Long-Term Use Goal:

Open for Public Interpretation

Heritage Area Theme:

Quaker/Underground Railroad Cluster

International Building Code Future Use/Occupancy:

Assembly

Responsible Party:

Inspection: Historic Preservation

Funding: Historic Preservation



Work Already Completed or Underway

This highly important dwelling was acquired in January 2006 and greatly expands the Department’s ability to tell the story of slavery in Montgomery County and how the events relating to Josiah Henson at this site came to influence the world. A steering committee was formed to investigate the funding of an “Historic Structures Report” and an Interpretive Plan.

Work Planned for Future

Goal: Restore/rehabilitate the house in order to celebrate the life and accomplishments of Josiah Henson in the form of a museum or educational center.

Objective 1: Complete an Historic Structures Report and Interpretive Plan by the end of FY07.

Objective 2: Complete the actual restoration/rehabilitation work by FY09.

Holland Store (Red Door Store) Sandy Spring

Long-Term Use Goal:

Public/Private Partnership

Heritage Area Theme:

Quaker/Underground Railroad Cluster

International Building Code Future Use/Occupancy:

Mercantile

Responsible Party:

Inspection: Property Management

Funding: Historic Preservation



Work Already Completed or Underway

The 79-acre Red Door store property (including the historic Holland Store) was acquired in 2002 under the Legacy Open Space Program. The building requires rehabilitation.

Work Planned for Future

Goal: Stabilize the building for use.

Objective: Use \$50,000 to make the necessary repairs to stabilize the building for occupancy and/or commercial use by a private partner.

Goal: Find a private partner willing to completely rehabilitate the Holland Store and put it to an appropriate, commercial use.

Objective: Develop an RFP to solicit proposals from potential private partners.

Jesup Blair House

Jesup Blair Local Park



Long-Term Use Goal:

Public/Private Partnership

Heritage Area Theme:

Quaker/Underground Railroad Cluster

International Building Code Future Use/Occupancy:

Residential

Responsible Party:

Inspection: Public/Private Partner, Property Management

Funding: Public/Private Partner (Housing Opportunity Commission)

Work Already Completed or Underway

This mid-19th century house was acquired ca. 1937 from the Blair family. The house was rehabilitated approximately 15 years ago using privately donated funds. Today, the building serves as a women's transitional housing facility in cooperation with HOC. No capital improvements are planned for the 2006-2012 period.

The park landscape is undergoing redesign and major rehabilitation with funds from non-historic PDFs.

Work Planned for Future

Goal: Continue the public/private partnership that sustains this building.

Objective: Add regular preventive maintenance into upkeep of the building via SmartParks and monitor the improvements to the park as a cultural landscape.

Waters House

Waters House Special Park



Long-Term Use Goal:

Public/Private Partnership

Heritage Area Theme:

Farming History Cluster

International Building Code Future Use/Occupancy:

Business & Assembly (House)

Utility (Barn and Outbuildings)

Responsible Party:

Inspection: Public/Private Partner, Property Management

Funding: Public/Private Partner(House)

Public/Private Partner, Historic Preservation (Outbuildings)

Work Already Completed or Underway

M-NCPPC entered into a successful public-private partnership on the Waters House with the Montgomery County Historical Society in 2001. Through this partnership, the Society completed rehabilitation of the historic structure for use as an Up-County History Center. The building also houses the offices of the Heritage Tourism Alliance of Montgomery County (also known as Heritage Montgomery), several other community groups, and an African-American Historic Resource Center.

Work Planned for Future

Goal: Work with the private partner to maintain the Waters House with regular preventive maintenance and continue to actively program it.

Objective 1: Enter the property data in SmartParks to generate work orders that provide maintenance.

Objective 2: There are no capital improvements planned for the 2006-2012 period, but \$45,000 is set aside to paint the building exterior in FY06.

Goal: Program the barn, potentially for exhibits, in the future.

Objective: Continue in FY06-12 to explore ideas for heritage exhibits with tenants.