



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Acting Chairman

May 24, 2013

The Honorable Isiah Leggett
Montgomery County Executive
Executive Office Building
101 Monroe Street
Rockville, MD 20850

The Honorable Nancy Navarro
President, Montgomery County Council
Stella B. Warner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

RE: Wheaton Youth Center

Dear Mr. Leggett and Ms. Navarro:

In response to the County's request for public input on plans for the proposed Wheaton Library/Recreation Center, the Historic Preservation Commission voted unanimously at their May 22, 2013 meeting to encourage the County to fully consider the architectural and historical significance of the Wheaton Youth Center before completing plans for the site.

The Wheaton Youth Center, like many that we will be encountering in the years to come, is one of the County's mid-twentieth century buildings. As mid-twentieth century buildings approach, and in many cases exceed, construction dates more than fifty years ago it is important that the County consider these buildings' historic significance before they are lost forever to demolition. It is also important to note that some of these buildings will prove to be as significant relative to our own time as some buildings from the 1920's were to the County when they were designated in the 1970's and 1980's. The foresight at that time to designate and preserve fifty to sixty year old structures, County residents greatly appreciate today.

The Commission believes that a study of the Wheaton Youth Center is likely to determine that the building merits listing in the National Register of Historic Places and designation in the County's Master Plan for Historic Preservation. This belief is founded upon the following. The Wheaton Youth Center, designed in 1963 by Keyes, Lethbridge & Condon, has architectural interest, having received an award from the Potomac Valley Chapter of the American Institute of Architects and having been featured in the 1965 *AIA Guide to the Architecture of Washington DC*. Keyes, Lethbridge & Condon were known for setting high standards for modern architectural design in the Washington, DC, region. Their Carderock Springs (1966) residential community is listed in the National Register of Historic Places, and their subdivisions are the subject of a National Register Multiple Property Documentation Form prepared by University of Maryland professors Isabelle Gournay and Mary Corbin Sies, both experts in Modern architectural history. In addition to its architectural significance, the Wheaton Youth Center has historical interest as well. Among other things, the center hosted concerts for over a decade, including such



Wheaton Youth Center

May 24, 2013

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national acts as Bob Seger, Rod Stewart, and according to "Led Zeppelin Played Here" (a documentary that premiered at AFI in January), perhaps Led Zeppelin.

The Commission believes that the center may merit preservation. We encourage the County to allow sufficient time to allow such a study to be initiated, and if warranted based on the results of the study, for the Historic Preservation Commission, Planning Board, and County Council to evaluate the site for historic designation. And should the center be found to warrant designation, we would encourage the County to integrate the center into the design and program of the proposed new library/recreation center complex.

I would be pleased for the opportunity to discuss this with you or your staff, or you may direct any questions to Scott Whipple, historic preservation supervisor, at scott.whipple@montgomeryplanning.org or 301.563.3404.

Sincerely yours,

A handwritten signature in black ink, appearing to read "W. Kirwan". The signature is written in a cursive style with a vertical line through the middle.

William Kirwan, Acting Chairman

cc: Françoise Carrier, Planning Board Chair
Jan Wilson, DGS Project Manager
Suresh Patel, DGS Team Leader



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

RECEIVED
0714
JUL 30 2013

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Isiah Leggett
County Executive

July 25, 2013

Mr. William Kirwan
Acting Chairman
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Kirwan:

Thank you for your letter of concern regarding the historic significance of the Wheaton Youth Center (also known as the Wheaton Neighborhood Recreation Center). County staff has been in contact with Mr. Whipple and Historic Preservation staff to discuss the Youth Center. I understand that an evaluation of the historical significance of this site is already underway and the results are scheduled to be presented to the Historic Preservation Commission during its August 2013 meeting.

County staff who have been involved with renovations to the Wheaton Youth Center are also working with Historic Preservation staff to identify any alterations to the building and site. At this time the County has started the process of designing the proposed Wheaton Library/Community Recreation and Gilchrist Center facility. This project has been identified as important because it is necessary to provide the citizens of this area with an improved facility that will meet their needs.

Due to the ages of both the Wheaton Library and the small size of the Wheaton Neighborhood Community Center; these individual buildings no longer provide for those needs. The outcome of this study may heavily impact the County's ability to properly serve this community, but the County will wait for the Historic Preservation Commission to decide on the historic significance of the Wheaton Youth Center this August.

Sincerely,

Original signed by
Isiah Leggett
Isiah Leggett
County Executive

IL:ag

cc: Françoise Carrier, Planning Board Chair
Jan Wilson, Project Manager
Suresh Patel, Team Leader



UNIVERSITY OF MARYLAND

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1 September 2013

Bill Kirwan,
Chair, Historic Preservation Commission,
Montgomery County Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Kirwan:

We heard from Clare Kelly that Montgomery County has plans to replace the iconic Wheaton Youth Center with a brand new facility. We would like to urge, instead, that Montgomery County seek landmark nomination and protection for this significant structure and explore how it might be adapted to meet the county's present needs.

In 2001, we were entrusted by the Maryland Historical Trust to conduct a state wide survey of Modern Movement resources. We spent a lot of time researching the work of Keyes, Lethbridge and Condon, the designers of Wheaton's Youth Center, who played a key role in introducing a user-friendly, site-specific brand of "Situated Modernism" to the Capital Region, an idiom which has withstood the test of time. We were instrumental in having their Carderock Springs community placed on the National Register of Historic Places. We have just started working with the City of Rockville to help protect another KLC-designed community, New Mark Commons. Clare Kelly refers to our research in her compelling nomination for the Youth Center.

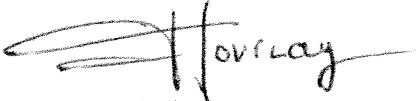
Wheaton's Youth Center is a gem of Baby Boom Modernism at both the national and international level. The way its torii gate motif addresses Georgia Avenue is unique and exceedingly gracious. Its design demonstrates a degree of skill and originality of the highest caliber. From a sociological standpoint the Youth Center, as clearly demonstrated by Clare Kelly, is also historically significant.

As you know, your alma mater, the University of Maryland's School of Architecture, Planning and Preservation, is placing a premium on the preservation of Recent Past resources and on their adaptive reuse. We strongly urge that the Wheaton Youth Center be protected from demolition. Studies should be conducted to analyze how it can be restored and enlarged so that it can serve current needs while preserving its historic significance and physical integrity. Working towards

these goals would provide a fantastic opportunity for a design and/or historic preservation studio.

Please do not hesitate to contact us for additional feedback.

Yours truly,

A handwritten signature in black ink, appearing to read "Isabelle Gournay". The signature is fluid and cursive, with a long horizontal flourish extending to the left.

Isabelle Gournay
School of Architecture, Planning and Preservation

A handwritten signature in black ink, appearing to read "Mary Corbin Sies". The signature is cursive and somewhat compact.

Mary Corbin Sies
Department of American Studies

Kelly, Clare

From: Kathy Michels <kathleen.michels@verizon.net>
Sent: Wednesday, September 04, 2013 7:45 PM
To: Kelly, Clare
Cc: Jerry Kickenson; Michels Kathy; Michels Kathleen
Subject: Fwd:Please NO historic preservation For the dilapidated Wheaton RECREATION CENTER! We need modern combined library rec space!

Dear Ms Kelly,

Please NO historic preservation for the dilapidated WHEATON RECREATION CENTER! It is somewhat interesting on the outside but totally unsuited to modern needs. We need a quality recreation center for real live people not a nostalgia dump! The community fought long and hard for much needed combined library / recreation (and yes music and entertainment) civic space spanning the current rec center and library sites. The children and adults in this community NEED and deserve quality civic /recreation as well as library facilities!

We need real library / rec / civic space for the growing Wheaton communities of people who don't have lots of other easily accessible quality indoor facilities. There are not even good places to hold civic events and meetings in the core of Wheaton now! We dont need a dilapidated outdated old building that meets none of the needs it was built for - keeping it as is will be yet another slap to a growing and diverse community whose children have few safe supervised easily accessible places to go and whose adults need close by places to recreate and meet to build community while their children learn and play.

*As a nod to its past, Incorporate its design elements perhaps in the new combined library recreation center plan! Plan on good acoustics for concerts! * But no one has played or will play a concert in the current building in many decades. And no one will if kept as is. The building is small with overall bad acoustics and air flow make it difficult to even hold a simple community meeting there! just try it on a warm muggy night with caged windows open letting in Georgia ave exhaust and road noise in and when someone is playing music or grunting loudly on the exercise equipment in the few adjoining rooms.

Please don't run roughshod over the Wheaton community and its children yet again! After the Leesborough site was abandoned as a site for a new recreation center , combining this site with the library site emerged as an even better idea. One that had the community behind it.

Please give us a live vibrant facility for living breathing people. Not a mothballed museum for nostalgia.

best regards,
Kathy Michels
1701 Ladd St.
Silver Spring MD 20902
301-649-5684
Kathleen.michels@verizon.net
Sligo Headwaters Civic Assn

Sent from my mobile device

Begin forwarded message:

Kelly, Clare

From: Danny Somma <dannysoms@gmail.com>
Sent: Sunday, September 08, 2013 3:56 PM
To: Kelly, Clare
Subject: Wheaton youth center must go (for Sept 11th hearing)

Ms Kelly:

I live two blocks from the hideous Wheaton Youth Center. I feel that this horrific building is:

- poorly laid out
- serves no specific community / too general in purpose
- gym is too small and serves no other purpose
- hours are inconvenient
- difficult to book
- not a historic building (not listed on any historic register)
- suits no purpose
- does not help lower the strain on the overused Wheaton library
- odd layout inside
- user group? anyone?
- should not be preserved

I normally am supportive of historic preservation but I am just not a fan of the Wheaton Youth Center. Keeping it around threatens our library project severely.

Dan Somma
2617 Parker Ave
Wheaton, MD 20902

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dannysoms@gmail.com

From: Bob Shoenberg [mailto:rshoenberg@verizon.net]
Sent: Sunday, September 08, 2013 3:56 PM
To: Kelly, Clare
Subject: Testimony on Wheaton Recreation Center Historic Designation

Dear Ms. Kelly:

I will be unable to testify orally at the Historic Preservation Commission's meeting on September 11 and so wish to have my written comments transmitted to the Commissioners.

I am at somewhat of a disadvantage, not knowing precisely what the charge to the HPC is. The Commission may be charged with making a recommendation the MNCPC and County Council without regard to the context in which the recommendation is made or it may be permitted to take that context into consideration. In the former case, I suppose that the Commission's only consideration will be whether there is good reason to preserve the site, leaving to others to weigh the value of preservation against whatever other needs exist. If the larger context is of no concern to you, then my comments will probably be inapplicable and I need to make the case in another forum. I do, however, believe you would not be serving the community well if you did not make at least some effort to define the relative value of the property as one worthy of preservation. I fear, however, that you do not take context into consideration if your quixotic decision to recommend the Glenmont Fire House for preservation is any indication. (The Commission knew perfectly well that that building was scheduled for demolition in the course of constructing the grade separation at Randolph Rd. and Georgia Ave. and that the cost of altering plans at this stage, if even possible, would be very large indeed.)

Nonetheless, I will offer some comments on the proposed preservation of the Wheaton Recreation Center building.

You have given two major reasons for preserving the building: some architectural distinction, relating both to the architectural firm and the design of the building itself; the building's association with some major rock bands that performed there decades ago. I consider the latter rationale specious. Who will care in 30 years about any of these musical groups? The building's architectural value has more weight, but in light of the existence of other interesting buildings by the same architect, it does not, in my mind, outweigh the uses to which Recreation Center's site is planned to be used.

As you know, design plans are moving along rapidly for the approved use of the Recreation Center site and that of the current Wheaton Library for a new combined facility to house the two functions. The current occupants of both buildings are looking forward to operating in vastly improved facilities. The properties on which the two buildings stand will, when combined, provide adequate space for the new building, but barely so. Retention of the current Wheaton Recreation Center building will cramp the development of the new building unacceptably and disappoint a lot of people, the current occupants of the Rec Center most of all. Is preserving the Recreation Center of greater importance than building a fine new facility that will please thousands for many years to come? I hardly think so.

The building itself is not in good condition and will in any case be abandoned by its current users. Thus, unlike other buildings the Commission has recently recommended for preservation in the Wheaton/Glenmont area, it will have no occupant with a stake in maintaining it. If it is preserved, substantial public expenditures will be needed to make it useful for another occupant, if anyone wants to use it. Simply preserving it for its own sake, without an occupant, would serve no good purpose at all. It is not that valuable, either architecturally or for the sake of nostalgia.

I should add a few words about my standing to offer these comments. I have lived in the Glenmont area for 41 years. I am a member of the Mid-County Citizens Advisory Board and of the advisory committee for the design of the new library/recreation center building. Thus I am familiar with current plans and with the deficiencies of the current buildings. I want to emphasize, however, that I speak as a single individual. These comments do not represent the opinions of either MCCAB or the design advisory committee, since I have not had the opportunity to seek their approval. I have told you of my affiliations in the interests of transparency and to indicate to you that I do have some factual basis for my opinions.

Thank you for your consideration of these thoughts.

Robert E. Shoenberg
1808 Briggs Rd.
Silver Spring, Md 20906
301-946-3279

-----Original Message-----

From: offuttbill [<mailto:offuttbill@starpower.net>]

Sent: Monday, September 09, 2013 2:02 PM

To: MCP-Historic

Subject: Stubbs House

As a local historian, I endorse and support the designation of the Stubbs house as historic - it surely deserves it.

William Offutt
Bethesda

From: Elaine Fors [<mailto:info@boydshistory.org>]
Sent: Monday, September 09, 2013 2:17 PM
To: MCP-Historic
Subject: Stubbs House

Good afternoon:

The Boyds Historical Society wishes to go on record in support of placing the Stubbs House on the Montgomery County Master Plan for Historic Preservation.

The alterations that have been made to this property are superficial and they do not compromise the historic importance.

The Stubbs House meets the following criteria of Chapter 24A-3(b) of the Montgomery County Ordinance. It meets criterion (1)(a) because it represents the first development of summer retreats in the countryside of Montgomery County by federal government employees in Washington, D.C., the owner and his family had connections with prominent national political figures and were connected with Irish-American politics of the early 19th century, and the farm was the site of a Confederate encampment during General Jubal Early's raid on Washington July 11-12, 1864. It meets criterion (1)(d) because it is the only remaining house representing the once thriving village of Mitchell's Crossroads on the Washington-Brookeville Turnpike (Georgia Avenue), now absorbed into Wheaton, and the farming community that surrounded it in the mid-19th century. It meets criterion (2)(d) because it is an example of a very large late-federal style house built in 1850, typical of summer retreat homes of the early to mid 1800s. The changes to the house over time demonstrate the adaptations needed for the house to survive changes in the society and economy, and conversion from private to public use. It meets criterion (2)(e) because it sits on the edge of and at the entrance to Wheaton Regional Park, a large free public park with a playground, carousel, and hiking trails, visited by people from all over the county, and visible both to the public using the park and to residents of the surrounding neighborhood.

Our members have considered both the Staff report and the Nomination from Susan Soderberg, and we are persuaded by the latter. We believe it would be irresponsible from the perspective of historic preservation not to designate and protect this property. Thank you for your consideration of this matter.

Elaine Fors-MacKellar, President

Boyds Historical Society

301-461-4646

From: Hugh Clayton [<mailto:hugh.clayton@nara.gov>]
Sent: Monday, September 09, 2013 2:52 PM
To: MCP-Historic; Clayton, Hugh; soderberg@md.net
Subject: Stubbs House

Please place in the Stubbs House in Wheaton, MD on the Montgomery County Master Plan for Historic Preservation.

Thanks.

From: ROBERT BREWER [<mailto:brewer000@verizon.net>]
Sent: Monday, September 09, 2013 3:58 PM
To: MCP-Historic
Subject: please place the "STUBBS" house on Historic Status

After knowing Mrs. Soderberg and her work for a number of years, I fully support her wanting to place the Stubbs home in to a Historic Status.

Most Sincerely

Bob Brewer

205 E. Deerpark Dr

Gaithersburg,MD 20877

From: Atay, Joanne (SAMHSA/CMHS) [<mailto:Joanne.Atay@samhsa.hhs.gov>]
Sent: Monday, September 09, 2013 4:17 PM
To: MCP-Historic
Subject: Preserve the Stubbs House

The Goshen Historical Society supports the preservation of the Stubbs House. This is a beautiful building and most likely does not require a lot of expenditures for the upkeep. Please preserve this historical home so that future generations can enjoy its beauty.

From: gwixson [<mailto:gwixson@verizon.net>]

Sent: Monday, September 09, 2013 8:10 PM

To: MCP-Historic

Subject: Stubbs House

We are Montgomery County residents, interested in Historic Preservation. We support placing the Stubbs House on the Montgomery County Master Plan for Historic Preservation.

Florence Gene Wixson

Gerry Norman Wixson

-----Original Message-----

From: Kathy Bumpass [mailto:kathyb_1@msn.com]

Sent: Monday, September 09, 2013 8:26 PM

To: MCP-Historic

Subject: Stubbs House

Please consider my support of placing the "Stubbs House" on the Montgomery County Master Plan for Historic Preservation

Thank You,

Kathleen Bumpass
22344 Rolling Hill Lane
Laytonsville, Maryland 20882

From: ninack@aol.com [mailto:ninack@aol.com]

Sent: Monday, September 09, 2013 9:06 PM

To: Kelly, Clare

Subject: Wheaton Community Center

Dear Ms. Kelly -

Thank you for soliciting our input. I have been a resident of Wheaton for 18 years, and I feel like one of the newcomers. While I appreciate the historic significance of our community center, I believe that in the interest of creating a vibrant and viable Library/Community Center for the future, the historic designation would be a bad idea. It will impede the planning process and likely cause extra expense as well. Please do what you can to ensure that it is NOT designated as an historic structure.

Thanks - Nina Koltnow

2314 Parker Av.

Wheaton, MD 20902

From: Carol Rawie [mailto:kenrawie@erols.com]
Sent: Monday, September 09, 2013 9:41 PM
To: Kelly, Clare
Subject: Wheaton Recreation Center as historic site

I am opposed to designating the Wheaton Recreation Center as an historic site. I have lived down the street from it for twenty years, walk by it frequently, and have used it occasionally. The case for calling it an "historic site" seems very weak. It is not a particularly attractive building, nor is it all that old, and none of the features or events that took place there (as described in your Sept 4 email notice) seem important enough to give it special treatment. I do like truly historic buildings, but the Wheaton Rec Center is not one of them.

Thank you for considering these comments.

Carol Rawie
11715 Nairn Road
Silver Spring MD 20902

From: Greg Caley [mailto:gregcaley@hotmail.com]
Sent: Tuesday, September 10, 2013 9:07 AM
To: Kelly, Clare
Subject: Wheaton Community Recreation Center

My husband and I are unable to attend the meeting today on the discussion of making the Wheaton Recreation Center an historical site. I believe much more information needs to be made available to our community before a sound decision can be made. Through my activities, I am aware of many issues that concern our community. Wheaton needs to build itself up as a unique and attractive destination. The question is how best to go about this. I know some favor making the recreation center a landmark. The building is barely 50 years old. 50 years is not that old. It has also been neglected in many ways over the years which demands consideration of other factors as well. Do we believe that the music history will make it a draw that will build the community? How would its status as a landmark impact its use and benefit to the community?

I have been a proponent of combining the recreation center and the library even before the government started considering this option. Completing this 'campus' will enable the county to provide many unique programs and services to the community in an effective, efficient and cost saving manner. This is especially true with after school youth programs. Would making the building a historic site diminish the ability of Wheaton to complete this dovetailing of the two services? Combining the library and recreation services is unique and apt to serve as a model for other communities. Montgomery County has been recognized nationally in the past for many of its implementation of unique ideas/solutions. I do not want to see the plans to enhance both facilities and the opportunity to offer unique services thwarted.

Cheryl Czekaj

Kelly, Clare

From: Devala Janardan <devala79@gmail.com>
Sent: Tuesday, September 10, 2013 10:14 PM
To: Kelly, Clare
Subject: Fwd: Wheaton Youth Center

Dear Clare Kelly,

I just came to know about a public hearing tomorrow to consider whether or not the Wheaton Youth Center should be selected for historic preservation.

I strongly urge against such a designation. The current plan is for a revitalized Wheaton, and part of that plan is to create a new Wheaton library/rec center. I walk by the Wheaton Youth Center on a weekly basis, and I personally feel that it is an eyesore on Georgia Ave. The space is not useful, the building itself is outdated, but not "old" or "historic" in the sense that it needs preservation. The report included lines about various bands/performers that have played at the Youth Center. However, I urge your group to consider that Wheaton badly needs a new and improved center for its citizens. The fact that some bands played there is NOT reason to deprive the community of the center it so badly needs. PLEASE DO NOT HOLD UP THE NEW WHEATON LIBRARY/REC CENTER. The community will not stand for it.

Devala Janardan
3012 Collins Ave Wheaton MD 20902

From: mdhistory@comcast.net [mailto:mdhistory@comcast.net]

Sent: Tuesday, September 10, 2013 8:00 PM

To: MCP-Historic

Subject: HISTORIC VALUE OF STUBBS HOUSE

I WOULD LIKE TO ADD MY SUPPORT TO THE PRESERVATION OF THIS PUBLICLY-OWNED STRUCTURE..WHILE ARCHITECTURAL INTEGRITY IS IMPORTANT, IT IS JUST ONE OF THE CRITERIA USED IN THE DESIGNATION PROCESS.AS ONE WHO GREW UP IN THE GLENMONT AREA, I WATCHED HELPLESSLY AS EVERY SHRED OF HISTORY WAS ELIMINATED AS WHEATON BORE THE BRUNT OF THE COUNTY'S DEVELOPMENT.AS A MATTER OF FACT,IT WAS THE PRIMARY REASON I MAJORED IN HISTORY AND SOUGHT EMPLOYMENT WITH THE PARK AND PLANNING COMMISSION UPON GRADUATION AND THE REASON ROGER FARQUHAR THE MC SENTINEL EDITOR CALLED WHEATON REGIONAL PARK "AN OASIS OF GREEN IN A SEA OF ASPHALT "

WITHIN THIS ONE PARK ALONE, THE C.1890 WASHINGTON RYAN HOUSE WAS SACRIFICED IN FAVOR OF THE ADJACENT STABLES ,THE NEARBY MILL RACE FOR KEMP'S MILL WAS ALMOST TOTALLY ERASED FOR THE WIDENING OF RANDOLPH ROAD AND THE C.1890 MUSGROVE HOUSE ON ARCOLA AVENUE WAS DEMO'D. AND THE C.1900 MAGRUDER HOUSE IS ALSO SLATED FOR DEMOLITION.-LEAVING ONLY THE STUBBS HOUSE AND BARN AS A VISIBLE SYMBOL OF AN EARLIER IMMIGRANT FAMILY IN THIS MOST DIVERSE OF NEIGHBORHOODS.

ISN'T IT THE ROLE OF THE HPC TO EVALUATE NEWLY-DISCOVERED INFORMATION? THE ACCOMPANYING REPORT CLEARLY CONTAINS A WEALTH OF INFORMATION AND SHOULD WE NOT GIVE EQUAL WEIGHT TO HISTORY AS TO SELDOM ENCOUNTERED "ARCHITECTURALPURITY ?" I KNOW FROM MY YEARS OF EMPLOYMENT, THAT PARK MANAGERS OFTEN CONSIDER THESE STRUCTURES A HEADACHE, BUT FOR YEARS THE MC PARKS DEPT HAS HAD THE MOST FRUGAL HISTORIC PRESERVATION PROGRAM OF ANY COMPARABLE JURISDICTION WHILE ADDING RECREATIONAL PARKS WHICH ARE EXPENSIVE TO DESIGN, BUILD AND MAINTAIN

IN SUMMARY, I WOULD NOTE THAT THE RECENT EVALUATION OF EXISTING HISTORIC STRUCTURES IN THE GLENMONT AREA INCLUDED THE GLENMONT WATER TOWER AND THE GLENMONT AMERICANA APARTMENTS-,YET THESE LANDMARKS DO NOT INSPIRE A SENSE OF PEOPLE WHO WENT BEFORE US - SURELY THERE MUST BE ROOM IN THIS "OASIS " FOR THE COMMUNITY'S LAST REMAINING REMINDER CAPABLE OF DOING SO.THANK YOU,MICHAEL F. DWYER

MD HISTORY@COMCAST.NET

701 KING FARM BLVD.

ROCK VILE,MD.20850

Kelly, Clare

From: Funk William <William.Funk@bep.gov>
Sent: Wednesday, September 11, 2013 9:01 AM
To: Kelly, Clare
Subject: Wheaton Youth Center

Greeting: I plan on attending the hearing tonight. I grew up in Wheaton, and was at the Wheaton youth center from day one. I hope that the center can be saved, and used for future generations. Best regards William Funk

Kelly, Clare

From: michael douglas <motor4@aol.com>
Sent: Wednesday, September 11, 2013 9:04 AM
To: Kelly, Clare; William.Funk@bep.gov
Subject: Wheaton Youth Center

Dear Mrs. Kelly, I will not be able to attend the meeting however I wanted you to know how I feel about the Wheaton Youth Center. Having grown up in Wheaton from 1955 to 1997 I have seen many memories erased for progress. I understand that communities evolve in many directions and you are placed in a situation that you must decide for the betterment of the public. I trust that you will make a decision for the best that suits the needs. Hopefully the building will find a use that will suit everyone.

Thank you for the time,

Michael W. Douglas
10211 Baltimore National Pike
Myersville, Maryland 21773

Kelly, Clare

From: Rona Vazzana <ronavazzana@yahoo.com>
Sent: Wednesday, September 11, 2013 9:22 AM
To: Kelly, Clare
Subject: Wheaton Youth Center

Dear Clare, please do all you can to preserve our landmark. It means so much to all us "kids" that grew up during the 70's. So much of our past has been lost. Save this place!! Rona Vazzana Sent from my ASUS Pad

Kelly, Clare

From: Hal Danoff <hmdanoff@verizon.net>
Sent: Wednesday, September 11, 2013 9:24 AM
To: Kelly, Clare
Subject: Wheaton Youth Center

Clare:

It would be a sin to tear down the youth center. To my generation the youth center and the airplane in Wheaton Regional Park are the two most important landmarks in Wheaton. The plane is gone. The documentary Led Zeppelin played here is based on the concert that may or may not of taken place there. Name another place in Wheaton they made a movie about. If the place is run down the money would be better spent revitalizing it then tearing it down.

Please save the youth center.

Hal Danoff

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Kelly, Clare

From: mec30104@aol.com
Sent: Wednesday, September 11, 2013 10:25 AM
To: Kelly, Clare
Subject: Wheaton Youth Center

I am writing to ask that you and your colleagues consider keeping the youth center building. This was such a part of my life as I grew up in Wheaton in the early to mid-60s. It was definitely a place where we could meet and be kids. It would be wonderful if children today had a place such as this to congregate. Please consider keeping this building intact as a part of the history of Wheaton.

Thank you, Mary Ellen Colvin WHS '66

From: art4cash@verizon.net [mailto:art4cash@verizon.net]

Sent: Wednesday, September 11, 2013 10:40 AM

To: Kelly, Clare

Cc: ocemail@montgomerycountymd.gov; david.dise@montgomerycountymd.gov; gabriel.albornoz@montgomerycountymd.gov; councilmember.andrews@montgomerycountymd.gov; councilmember.berliner@montgomerycountymd.gov; councilmember.elrich@montgomerycountymd.gov; councilmember.ervin@montgomerycountymd.gov; councilmember.floreen@montgomerycountymd.gov; councilmemberleventhat@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.reimer@montgomerycountymd.gov

Subject: RE: Response Towards Possible Historic Designation of Wheaton Rec Center Which Conflicts with the new Wheaton Library/Rec Center

Dear Ms. Kelly,

I have been a resident of Wheaton, Maryland for the past twenty years. My family lives down the street from the Wheaton Community Center. As they have grown up, my two teenage children have had few recreational opportunities available for them at the old Wheaton Youth Center. Because of the limited facility and programing available here, I have taken them to state of the art Takoma Park Recreation Center instead. Without doubt, this center is inadequate for the needs of our growing community.

I have been extremely active in supporting the new Wheaton Library and Rec Center which is included in the CIP. Dozens of hours of community time and county employee time have been devoted to our neighborhood revitalization. In fact, zillions of hours have accumulated over the past decade, as we have fought long and hard to bring the recreational level up to the county requirements. The first, solution was the proposed Rafferty Center, then there was a possible rec center at Randolph and Georgia Ave and currently there is the joint library /rec center already in the design phase. The architects for the project have been chosen and two community feedback sessions have come and gone. There have been assurances every step of the way that our area would be updated and modernized.

Suddenly, out of left field now there is an issue of the possible historic designation of the Wheaton Rec Center. How is this possible that this was never brought up during the CIP process before the county council? The time for this discussion was then, not now. If the Wheaton Youth Center is of high historic value why not dismantle and move it to a central location in downtown Wheaton? Since Wheaton is one of three designated arts and entertainment districts it could be featured as a small venue for slam poetry, dance or musical performances.

Often, people question the effectiveness of government and how different parts often work out of concert. This situation makes everyone involved look unprepared and out of touch with what the public deserves. In fact, this is exactly how things should not be done. Our hard earned tax dollars deserve a greater value.

By the way, myself and many other parents in the county will be unable to attend the community feedback session because of a conflict with "Back to School Night" at many MCPS schools. This is unfortunate because we are an important demographic of the rec center users, the parents of children who use or would like to use those facilities.

Sincerely,

Susie Krasnican
2000 Hermitage Ave
Silver Spring, MD 20902

MARIAN M. FRYER

11221 Rose Lane
Wheaton, MD 20902
301-942-7663

Cell Phone: 301-910-6773 - email: mafryer@verizon.net

September 11, 2013

To: William Kirwan, Chair
Montgomery County Historic Preservation Commission

Subject: Historic Preservation Designation – Wheaton Youth Center; Wheaton Community Recreation Center, 11711 Georgia Avenue

I am writing this to express my concern regarding the possibility that the Wheaton Recreation Community center may be designated as a historic preservation building. I believe that such a designation would impact the ongoing efforts to develop the new combination library and recreation/multipurpose center on that site.

As a long-time resident and senior citizen who use and appreciate the center, it is not adequate to accommodate programs needed for our growing senior population or small children.

A new multipurpose center is desperately needed to replace the current old decaying structures with a modern healthy structure to serve the already burgeoning population of Wheaton. Renovations of these structures have been delayed over and over for almost a decade, and one long-promised version of a new recreation center in Wheaton was cancelled.

Both of these facilities, the Library and the Recreation Center, are in desperate need of renovation from top to bottom due to poor lighting, HVAC inefficiency, old and dilapidated fixtures, etc., including inadequate design of space uses needed for the 21st century. These facilities are over 35 years old and not able to handle modern equipment or high technology needs. I use the Recreation on a regular basis as a certified trainer for seniors for Bone Building Weigh and strengthening programs, and I know just how challenging it is for our residents and other who come there to use these services.

I would suggest that if there are elements of the building design in the old facility that might merit historic designation, perhaps that could be requested to be considered at the stage of designing the new building and could be included in some part of the new modern multipurpose Library and Recreation Center façade or structure.

Please do not make this designation that may delay the ongoing plans to combine these two facilities that are so desperately needed for our community.

Thank you for your consideration of this request.

Marian M. Fryer
Resident of Wheaton for 38 years

Kelly, Clare

From: MCP-Historic
Sent: Wednesday, September 11, 2013 3:44 PM
To: Manarolla, Kevin; Kelly, Clare
Subject: FW: Stubbs House

From: Romola Ghulamali [<mailto:romola.ghulamali@gmail.com>]
Sent: Wednesday, September 11, 2013 1:56 PM
To: MCP-Historic
Subject: Stubbs House

I support the nomination of the above property initiated by Susan Soderberg. Montgomery County should cherish its historic resources and preserve them for our future generations. There are not that many properties left in the County whose ownership can be documented as far back as the 1770s. The Maryland Historical Society and the Library of Congress have recorded the Stubbs House as significant historically. I request that the Montgomery County Historic Preservation Commission please give full consideration to the Stubbs House and approve the nomination for historic designation.

Romola Ghulamali
19408 Penrod Ter
Germantown, MD 20874

Wheaton Youth Center & Parks Department Recreation Structures
HPC Hearing, Wed., 9/11/13, by Marcie Stickle, Silver Spring Historical Society

The Silver Spring Historical Society supports the designation of the superb Wheaton Youth Center and its environmental setting, and the 7 other irreplaceable Parks structures.

SSHS reaffirms the HPC Staff Report and expert Staff Research Report that the Center, designed by architect Arthur Keyes, meets 5 criteria, 1(a), 1(d), 2(a), 2(b), and 2(c).

University of Maryland Professors Isabelle Gournay & Mary Corbin Seis's Letter, along with expert Kelly's Research Report, speak eloquently to the Center's architectural and historical merits: "Wheaton's Youth Center is a gem of Baby Boom Modernism at both the national and international level . . . its design demonstrates a degree of skill and originality of the highest caliber. From a sociological standpoint the Youth Center, as clearly demonstrated by . . . Kelly, is also historically significant."

August 30, AFI Silver Theater & Cultural Center presented "Led Zeppelin Played Here [at the Wheaton Youth Center]," January 20, 1969, by filmmaker Jeff Krulik, to an excited sold-out audience; for its preview screening! <http://www.ledzeppelinplayedhere.com/>

Silver Spring Regional Center Email Blast: **EXTRA! EXTRA! "Led Zeppelin Played Here"**
See you Friday, August 30th at the AFI to watch "Led Zeppelin Played Here," **an amazing documentary about a slice of life in Silver Spring in the 60's... "1969.** Man lands on the moon. Half a million strong at Woodstock. Sesame Street makes its debut . . . and Led Zeppelin perform in the gym of the Wheaton Youth Center on Georgia Avenue in front of 50 confused teenagers. Filmmaker Jeff Krulik offers a preview screening of his take on an enduring local legend, on the very night, . . . January 20, 1969, during the first Presidential Inauguration of Richard Nixon." See poster [HERE](#) AFI's notice [HERE](#).

Irreplaceable Time Lines. It is so critical to preserve our vibrant time lines though our vital living structures, which we can still experience and use. They convey us through time, through their unique stories and their tangible architecture; from their inception, into the present, and into the future; providing us with unique unparalleled experiences.

HPC Staff & Parks Cultural Division **divide these Park structures into 5 Categories**, with each structure being the best representatives of each category:

Era I, 1927-1940, Park System Origins; **ERA II, 1941-1946**, WWII-Era Bldgs;
ERA III, 1953-1956, Conversion of WWII Federal Surplus Bldgs; **ERA-IV, 1950-1990**
Purposely Built Community Recreation Centers during Cold War Urbanization;
ERA V, 1937-1968, Repurposing of Structures to Become Activity Buildings.

(1) **#36/90 Rock Creek Recreation Center, 1940, designed by noted Mo Co and D.C. architect Howard Wright Cutler and daughter, architect Katherine Cutler [Ficken] meets Criteria 1(a), 1(d), 2(a).** [From a personal point of view, we as dancers have enjoyed social dancing many times in what is called also "Candy Cane City Cabin."!] Cutler was a S.S. resident, designing our 1927 gold brick Masonic Temple at the corner of Ga. & Wayne Aves. In addition to being the

principal school architect for Mo Co., he designed the National Register 1928 Romanesque Revival Lincoln Temple United Church, in D.C.; he and his daughter designed many buildings at the University of Maryland, College Park, only to name a few of their other works. RCRC represents ERA I.

(2) **#32/31 Pinecrest Recreation Center (c 1944-1946)**, and its environs, meets 1(a), 1(d), 2(a) designation criteria, represent Era II.

(3) **#31-50 Viers Mill Recreation Center (1954)**, Wheaton, meets Criteria 1(a), 1(d), 2(a), represents ERA IV.

(4) **# 23/113-2 Norbeck Rosenwald School and site (1927)**, Rockville, is National Register eligible; also designated a National Treasure by the National Trust for Historic Preservation 2011; and included in the National Register multiple property listing documented 2010, "Rosenwald Schools of Maryland," with the highest integrity of remaining Rosenwald Schools. It meets Criteria 1(a), 1(d), 2(a); represents Era V.

(5) **# 31/49 Ken-Gar—Palisades Recreation Center (c. 1942-44; 1956)**, Kensington, meets Criteria 1(a), 1(d), and 2(a), representing ERA III. Immediate surrounding environs have an association with Josiah Henson. There is an historical plaque on the building.

(6) **# 31/3-2 Stubbs Barn (1843)** meets Criteria 1(a), 1(d), 2(a). How many intact barns still exist in the "down" County! And a critical facet of the history of our Wheaton Regional Park.

(7) **# 31/3-1 Stubbs House (1849/1850)**, Wheaton Regional Park. We recommend designation of the Stubbs House, as nominated on behalf of Mr. Larry Stubbs by historian Susan Soderberg (also a former HPC Commissioner), who will make a presentation. The Stubbs House meets Criteria 1(a), 1(d), 2(d), 2(e). House and the Barn are intrinsic facets to the creation of Wheaton Regional Park; its welcoming portals.

Ms. Soderberg says, "All of the alterations to the house are reversible. The basic form and fabric of the house is intact and the alterations only a mask. The brick siding was put on over the original wood. The chimneys are the same. All of the six-over-six windows are the same (except the center front on the second floor). The front door is the same, behind the porch addition, which can be removed. The rear addition, c1860, is also essentially unchanged except for the brick siding."

How many 19th Century Mansions/Houses still exist in the "down county"! We envision the Stubbs House a Visitors Center along with its Bank Barn, a premiere Heritage Tourism site! We have an original owner who wants his original family properties to be honored and designated, that cherished wish is to be celebrated and honored with designation!

Marcie Stickle, Silver Spring Historical Society, marcipro@aol.com, 301-585-3817, 8515 Greenwood Ave., Takoma Park (Silver Spring), Md. 20912

Comparable to Jesuy Blair converted by Howard W. Carter

31-3

DEC 17 1987 presentation to HPC (A)

MNCPPC HISTORIC PROPERTIES SUMMARY FORM

NAME: Stubbs House

LOCATION: 2000 Shorefield Road, Wheaton, Maryland

ASSOCIATED PARK: Wheaton Regional Park

CURRENT CONDITION: Good, Altered, Original Site

DATE OR PERIOD: ca. 1840

DESCRIPTION: Originally of frame construction, this two and a half story farmhouse was covered by a brick veneer sometime during the 20th century. The main (south) facade is of five bays. There was a central doorway, but this is now obscured by a one story brick enclosed porch across the front of the building. The roofline here is broken by a peaked center gable, and there is an internal chimney projecting through the east roof. Just west of center there is a large, earlier chimney-stack that sits atop the ridge; however, this faces north and south, while the present house runs east to west. The east end of the house has a definite Federal character about it. This is a two bay deep section, with chimneys on both sides of the ridge. Apparently there were fireplaces in this end. East of the house is a large bank barn dated 1848. It is covered in vertical siding and has a corrugated tin roof.

SIGNIFICANCE: Although this farmhouse has been substantially altered over the years, it still retains some features of interest. The house is believed to have been constructed sometime around the year 1840 by Edward Stubbs. The house at that time was covered in clapboard siding and contained 17 rooms. The Stubbs' property included approximately 200 acres; in addition to the larger bank barn, there was a second smaller barn, a smokehouse, and an outdoor oven. The Stubbs family continued to own and occupy the farm into the 20th century. The farmhouse has since undergone a series of changes and alterations, and its modern appearance greatly differs from the original mid-19th century dwelling underneath.

STATUS:

CATEGORY: 2

487-300

B
Historic
Marker

SHOREFIELD

William Murdock, the first purchaser of this property for 18,759 pounds of tobacco, called his farm "Shawfield". Upon his death in the late 1700s, the property passed to his son of the same name who moved to London and became a wealthy tobacco merchant. The Moses Orme family acquired the property from Murdock and sold it in 1841 to Edward Stubbs, an official with the United States Department of State. The Stubbs family built the present house as a summer home and named it Avon. During the Civil War the family left the turmoil of Washington and Avon became their primary residence until the 1930s. A bankbarn built near the house in the 1840s is still standing. The house and barn became a part of Wheaton Regional Park in 1959.

*Naney Brown,
This looks fine.
Thank you.
Jhu*

31-3

450-100

Stubbs House/Shorefield

Additional comments from Max A. van Balgooy, Historic Preservation Commissioner
September 11, 2013

Based on my preliminary research of the Stubbs House's 20th century history, it appears that it may be significant because it is associated with broad patterns of regional history in two ways:

- 1. The pattern of wealthy and influential families in Washington DC establishing country retreats in Montgomery County during the 19th and 20th century.** For the Stubbs House, this occurs from 1841 to 1959, initially as an income-producing farm and later for a recreational farm (especially after being reduced in size to 5 acres by King in 1951).
 - Louis and Aznif **Melikian** (owners in 1941-1945) were very active philanthropically and they were both honored nationally for their "lifetime of service to the Armenian community" in 1977 (see attached). It seems they lived in the District and the Stubbs House may have been a "home in the country" or an investment (given the short period of ownership). Their addition of a racial covenant is especially interesting given the uncertain racial status of Armenians in the US in the mid-twentieth century (I'd have to do more research on this, but I suspect Armenians could be easily considered "colored", just as other "brown" people were at the time). I also suspect that the MHT form inaccurately identifies the Wurzbacher family as Armenian (Ted Gurney, the source of this information, probably confused the two families).
 - Rufus **King** (1946-1953) is an attorney practicing in Silver Spring who graduated from Princeton with Honors in 1939. His wife, Janice Chase King, seems to be active in social and political circles. I would assume they bought this house as their "home in the country," a dream that fell apart with their divorce. I suspect he is a descendent of Rufus King (1755-1827) who signed the Constitution, was a Senator from New York, and served as Minister to Great Britain, which provides additional evidence of the family's status.
 - **Wurzbacher** family (1953-1959) is probably a wealthy and socially prominent family in DC with a "home in the country" and remodeled it to create something more impressive and substantial (the 1959 sales advertisement refers to the house as a "large ultra modern brick home"). Mrs. Frank Wurzbacher appears in the DC society pages in the 1920s.
- 2. The evolution of the county parks department to meet the changing needs of a growing suburban and urban population in the 20th century.** While most of the other buildings under consideration by the Historic District Commission tonight are purpose-built for recreational purposes, the Stubbs House is an example of adaptive reuse similar to the Ken-Gar Recreation Center (1949), which is composed of reused temporary buildings from the Naval Ordnance Laboratory. Although not used by the public, the **Stubbs House is used to significantly support the operations of the Parks from 1959 to the 1990s**, first as a residence for high-level parks staff (Frank Ernst and Ted Gurney, who shape the growth of county parks during post-War suburbanization and I believe Ernst becomes the Parks Director) and then as the headquarters for the Parks Police (who are responding to safety and crimes in parks due to increased use due to suburbanization). The County's Parks and Recreation Facilities are considered among the best in the nation, thus its history is significant on at least a statewide level.



The Wheaton Youth Center opened its doors on Georgia Avenue in December 1963 and for the next decade was one of the premiere locations for the emerging suburban MD concert scene—from local band teen dances with **The Renegades, JD and The Jesters, The Nowhere Men, Lawrence & The Arabians**—to national acts such as **Grin, Fallen Angels, Alice Cooper, Bob Seger, Iggy Pop, Dr. John, Rare Earth, Rod Stewart, Led Zeppelin** and **Teegarden & Van Winkle!**

Were you there? Were you in a band? Did you go to the concerts? Or both?

We're making a documentary. Come share your stories, anecdotes, pictures and scrapbooks. See memorabilia on display. If you attended the shows, or were a musician, or just curious, come on by.

Also: Record Swap! (a few dealers will be set up)

More info: jeff@jeffkrulik.com 202-966-5304
If you can't make it on March 7, we'd still like to hear from you. Thanks!

Jeff Krulik, Producer of documentary:
"Led Zeppelin Played Here"
(trailer currently on youtube)

Saturday, March 7, 12-6 PM
Stop by anytime...

Wheaton Community Center
(formerly Wheaton Youth Center)
11711 Georgia Avenue
Wheaton, MD 20902
Free!

Post Office Box 4661
Rockville, MD 20849-4661
Web: www.montgomerypreservation.org
Email: mpi@montgomerypreservation.org

Montgomery Preservation Inc.

Promoting the Preservation, Protection and Enjoyment of Montgomery County's historic structures and landscapes

September 11, 2013

Chairman Kirwan and Members of the
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Subject: Amendment to the Master Plan for Historic Preservation:
M-NCPPC Park Resources County owned properties evaluation for historic designation

Dear Chairman Kirwan and Commission Members:

Montgomery Preservation, Inc. (MPI) has looked closely at the materials and photographs prepared by staff and others for the evaluation of:

- Wheaton Youth Center (31/48), 11711 Georgia Avenue; (1963)
- Stubbs House (31/3-1), 2000 Shorefield Road, Wheaton Regional Park; (1850)
- Stubbs Barn (31/3-2), 2000 Shorefield Road, Wheaton Regional Park; (1800s)
- Rock Creek Recreation Center (36/90), 7901 Meadowbrook Lane; (1940)
- Pinecrest Recreation Center (32/31), 301 St. Lawrence Drive; (1944-46)
- Ken-Gar--Palisades Recreation Center (31/49), 4140 Wexford Drive; (1942-44)
- Viers Mill Recreation Center (31/50), 4425 Garrett Park Road; (1954)
- Norbeck Rosenwald School (23/113-2), 4101 Muncaster Mill Road. (1927)

MPI is in agreement with the staff report which recommends all, except for the Stubbs House, 31/3 In Wheaton Regional Park. MPI supports designation for the Stubbs House.

These eight buildings as a group show a range of age, architectural style and mastery, but also evidence of the mid-20th Century transition of social and cultural milieu in recreation and in society. All qualify under three criteria and some meet other criteria as well. The general criteria are:

- 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.

Staff has included a history of community and youth recreational buildings in Montgomery County. Six of these sites, all but the Wheaton Youth Center and the Stubbs house, were nominated by the Cultural Resources Stewardship Section of the Department of Parks as providing tangible physical evidence of the development and change in Park philosophy and construction in Montgomery County. MPI also agrees with the recommendations of the Cultural Resources Stewardship Section.

It should be noted that previous to the founding of the Montgomery County parks department in 1927, community and youth service organizations emphasized meeting needs for nutrition, education, language and life skills and were focused largely on immigrant or poor children. These services were not generally provided by local government a part of its recreation program. Organizations such as the Young Men's Christian Association founded in 1844 in England, offered support through religious structure. The Boys Clubs of America began in 1860 in the US to improve the lives of children and youth. Churches and schools provided primary social outlets outside the family.

One should also note that the earliest purpose-built park structures such as the Rock Creek Recreational Center were nature and activity-oriented with a rustic theme. They were a place to get out of the rain and provide meeting space and light recreational activity, including a covered picnic area at Rock Creek. They enhanced the natural setting that was the main attraction and purpose of the park.

Expanding suburban residential areas after WWII such as Silver Spring, Veirs Mill and Wheaton often featured functional but small houses that lacked room for activities. In this era, many "community" centers were purposefully residential in character, both to fit in with surrounding neighborhoods, but also to offer a comfortable and welcoming "home" for meetings and recreational activities. The Pinecrest and Veirs Mill Recreational Centers are excellent examples of buildings filling the need for community-shared space before clubhouses and recreational centers became a routine component of residential development. Both echo the residential architecture surrounding them.

The Wheaton Youth Center was a distinct change: It was more than ping-pong or meeting space or a place to occupy time with friends, but a venue for youth which showcased music and activities that reflected the emerging youth culture. It often featured performances by peers as well as famous personalities. Add this to the architectural impact of the building, and it is a significant development in recreation - creating a niche of their own for youth. Some in the Wheaton community oppose historic preservation for this structure fearing that this action will eliminate the possibility of a larger and more efficient community library and center. This is part of a larger design discussion.

The Wheaton Center was designed by an architect and created for this purpose in the early 1960s, toward the end of segregation in Montgomery County. Community and youth centers for traditionally black or minority communities like Ken-Gar and the Norbeck Rosenwald School, repurposed salvaged buildings. As the Wheaton Center is a prime example of a cultural change, the Ken-Gar and the Norbeck Rosenwald School represent social change. In

addition, of the three remaining Rosenwald Schools in Montgomery County, this is the only one regularly open to the public. If added to the current Master Plan site (Mt. Pleasant church) to include the church cemetery and school building, it would be a traditional, but no longer common, African American grouping.

The Stubbs house was nominated by a private individual with a family association with this property. Staff said the building was too changed to qualify, but MPI disagrees on this and other points. As an 1850 house, it is a rare pre-Civil War structure in the Wheaton area. Most of the remaining sites of this era have undergone some changes over the last century and a half. In the case of the Stubbs House, the original mass of the front façade and main block remains, although now clad in brick with an expanded porch and additions. The Secretary of Interior Standards for rehabilitation and integrity does not disqualify changes over time if the essential mass, configuration of bays and roofline remains, or missing features can be reconstructed, or inappropriate additions can be removed. The Stubbs House easily falls within this definition of integrity. It is restorable.

In addition, the original research presented at the 1989 removal from the Atlas was miniscule, being a three paragraph description of the house as it stood in 1975. There was no date of construction, title chain, purpose or history. The writer and surveyor, Mike Dwyer, noted a, "definite late-Federal style" as an interesting feature, but that was the only clue offered as to its possible age.

Now the date of the house has been established along with its history as a refuge during the Civil War, and its rarity is now understood. It should be designated, renovated with the barn, and featured as a historical resource at this popular park. The earlier process was flawed due to lack of information and should be reversed.

In conclusion, Montgomery Preservation supports designation of all eight resources in this evaluation list.

Sincerely,

Judith A. Christensen
Executive Director