

PUBLIC HEARING
(PRELIMINARY) DRAFT AMENDMENT

TO THE
MASTER PLAN FOR HISTORIC PRESERVATION
IN MONTGOMERY COUNTY, MARYLAND

INDIVIDUAL HISTORIC RESOURCES

An amendment to the *Master Plan for Historic Preservation*; being also an amendment to the *Germantown Master Plan (1989)*; *Fairland Master Plan (1997)*; *Bethesda-Chevy Chase Master Plan (1990)*; *North and West Silver Spring Master Plan (2000)*; and an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland- Washington Regional District Within Montgomery and Prince George's Counties*

Prepared By:

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8787 Georgia Avenue
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March 2008

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
(Date to be determined)

Approved By:

THE MONTGOMERY COUNTY COUNCIL
(Date to be determined)

ABSTRACT

TITLE: Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation: Individual Historic Resources*

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Public Hearing (Preliminary) Draft Amendment to the *Master Plan for Historic Preservation: Individual Historic Resources*

DATE: March 2008

AGENCY: The Maryland-National Capital Park and Planning Commission

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ABSTRACT: This document contains the text, with supporting maps, for a proposed amendment to the *Master Plan for Historic Preservation in Montgomery County*; being also an amendment to the *Germantown Master Plan (1989)*; *Fairland Master Plan (1997)*; *Bethesda-Chevy Chase Master Plan (1990)*; *North and West Silver Spring Master Plan (2000)*; and an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District Within Montgomery and Prince George's Counties*. The amendment proposes designation of five resources, to be protected under the County's *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code. The Amendment includes two nominated resources that are not being recommended for historic designation.

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MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private landowners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

Public Hearing (Preliminary) Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft of the amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the Public Hearing (Preliminary) Draft.

Planning Board (Final) Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Council for review. In addition, the County Executive is sent a copy and has sixty days in which to provide comments on the amendment.

The County Council typically schedules a public hearing on the Planning Board (Final) Draft Amendment. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the amendment.

Failure of the County Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body that fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to The Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The *Master Plan for Historic Preservation* and the *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the *Historic Preservation Ordinance*, shall apply when historic resources are evaluated for designation in the *Master Plan for Historic Preservation*:

(1) Historical and cultural significance:

The historic resource:

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

(2) Architectural and design significance:

The historic resource:

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

IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the *Master Plan for Historic Preservation* (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan program.

THE AMENDMENT

The purpose of this amendment is to propose designation of five resources, to be protected under the County's *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code. The Amendment includes two nominated resources that are not being recommended for historic designation.

Designate on the *Master Plan for Historic Preservation*:

B&O Culverts and Railroad Bed (c1865-1873), Vicinity of Harvest Glen Way, Germantown
#19/40, Resource in *Locational Atlas and Index of Historic Sites*

Little Seneca Viaduct (c1865-73; 1896), Vicinity of Wisteria Drive Germantown
#18/44, Resource in *Locational Atlas and Index of Historic Sites*

Burton Log House (c1800; c1850), 15107 Birmingham Drive, Burtonsville
#34/14, Nomination by property owner

Susan B. Chase House (1903-4), 4717 Drummond Avenue, Chevy Chase
#35/160, Nomination by property owner

Seymour Krieger House (1958), 6739 Brigadoon Drive, Bethesda
#35/161, Nomination by property owner

Do not designate on the *Master Plan for Historic Preservation*:

Germantown Presbyterian Church (1900), 19431 Walter Johnson Road, Germantown
#19/13-8, Nomination by citizen group

Watson House (1918), 9206 Watson Road, Silver Spring
#36/55, Nomination by citizen group

B&O Culverts and Railroad Bed



**SITE RECOMMENDED FOR DESIGNATION ON THE
MASTER PLAN FOR HISTORIC PRESERVATION**



B&O Culverts and Railroad Bed, #19/40, *Locational Atlas resource*

- Represents the first phase of railroad construction, from its beginning in 1865 until its completion in 1873. This single-track, curved section was in use until 1927 when the track was double-tracked and straightened. The two culverts allowed the Little Seneca tributary to flow under the railroad track. They were constructed with picks, shovels, steam drills, and wooden cranes.
- The southern culvert is approximately 20 feet long, constructed of handhewn local granite and Black Rock stones. The northern culvert was recreated using Black Rock stones salvaged from the original culvert in this location. The northern culvert had been dismantled when the adjacent stormwater management pond was established. Historic markers interpret the history of each culvert and the railroad bed.
- James A. Boyd was the contractor for constructing this section of the railroad. The town of Boyds was named for him. Many local residents worked on the original construction crews.
- The resource meets criteria 1a, 1d, and 2a.
- The environmental setting is the parcel on which the culverts are located.

Little Seneca Viaduct



**SITE RECOMMENDED FOR DESIGNATION ON THE
MASTER PLAN FOR HISTORIC PRESERVATION**



Little Seneca Viaduct, B&O Railroad, #18/44, *Locational Atlas resource*

Located in vicinity of Wisteria Drive

- This resource consists of three main elements: a c1865 abandoned railroad bed; c1872 stone rip-rap wall from the foot of the original wood trestle bridge that traversed Little Seneca Creek; and the remains of the 1896 viaduct that replaced the wooden one.
- The Little Seneca Viaduct was a single-tracked iron bridge that served from 1896 until 1928. During its period of service, the viaduct supported a railroad that gave a powerful surge to Montgomery County's economy. The bridge was abandoned with the double-tracking, and the railroad was rerouted further south when the rail line was straightened. The design of the viaduct, with deck-type girder spans supported by nine bents, arranged in four towers and one stand-alone bent was highly representative for its time. Unusual was the sharp four-degree curve of the structure. The 480-foot span stood 105 feet above water at its mid-point. The remaining stone abutment is incised with the dates 6-17-96 and 10-13-96. The bridge was designed by John E Greiner (1859-1942), an accomplished engineer for the B&O RR—his later projects included the Havre de Grace bridge over the Susquehanna River.
- A wooden trestle bridge predated the metal viaduct. A stone riprap wall located on the east bank of Little Seneca Creek was constructed for this first bridge.
- The resource includes a section of the original single-track width railroad bed, cut into the hillside. Now used as an access road to service the dam, the road is closed to the public.
- The resource meets criteria 1a, 1d, and 2a. The recommended environmental setting includes stone end abutments, stone piers, stone riprap wall, and the railroad bed, now used as an access road from Wisteria Drive to the Little Seneca Lake dam.

Burton Log House, 15107 Birmingham Drive, #34-14



**SITE RECOMMENDED FOR DESIGNATION ON THE
MASTER PLAN FOR HISTORIC PRESERVATION**



**Burton Log House, 15107 Birmingham Drive, #34-14
Addition to *Locational Atlas***

- The Isaac Burton House, constructed c1800, is one of the first buildings constructed in the Burtonsville area. The structure is highly representative of an early log residence associated with Montgomery County's agricultural history.
- The house is an early example of residential construction in Montgomery County. Its character defining features include steeply pitched roof and large fireplaces. The two-bay log house was expanded c1850 with the east section. This addition dates to a historic period and are representative of vernacular building traditions. The house retains good integrity of site and materials evidenced by the original log portion and stone foundation.
- The house was the residence of Isaac Burton, Jr. His grandfather Basil Burton settled in the area in 1817, and his father, Isaac Burton, was the founder of Burtonsville, established by 1850. This residence, built during this time period, represents the history of the family with this community.
- The resource meets criteria 1a, 1d, and 2a.
- The recommended environmental setting is Lot 1, Block D; being 2.06 acres. A wood frame stable built c1895 is a contributing resource. The ruins of a barn, destroyed by a storm in 1996, are located east of the stable.

#35-161 Seymour Krieger House, 6739 Brigadoon Drive, Bethesda



**SITE RECOMMENDED FOR DESIGNATION ON THE
MASTER PLAN FOR HISTORIC PRESERVATION**



#35-161 Seymour Krieger House, 6739 Brigadoon Drive, Bethesda

- The Seymour Krieger House was constructed in 1958 to the designs of internationally renowned architect Marcel Breuer. The structure is the only single-family dwelling designed by Marcel Breuer in Montgomery County, and is one of four residential buildings he designed in Maryland. The residence was built for Seymour Krieger, a communications lawyer, and his wife Rita. The Krieger family continued to live here until 1964.
- The resource is an outstanding example of the International Style. Every aspect of the architectural and landscape designs of the Seymour Krieger House has a specific function, an ideal promulgated by the International Style. The triangular-shaped corner lot was landscaped by prolific landscape designer Dan Kiley. The project was the first of five collaborations between Breuer and Kiley nationwide, and was one of only two projects these distinguished designers worked together on in Maryland.
- The Seymour Krieger House is a landmark in the area. It is an established and familiar visual feature due to its singular physical characteristic and landscape.
- The resource meets 2a, 2b, 2c, and 2d.
- The recommended environmental setting is Lot P19, Block E, being 32,567 square feet.

Susan B. Chase House, 4717 Drummond Avenue, Chevy Chase



**SITE RECOMMENDED FOR DESIGNATION ON THE
MASTER PLAN FOR HISTORIC PRESERVATION**



**Susan B. Chase House, 4717 Drummond Avenue, Chevy Chase
#35-160, Addition to *Locational Atlas***

- The Susan B. Chase House stands as an excellent representation of the early-twentieth-century houses in lower Montgomery County. The residence illustrates the transition of the fashionable Colonial Revival style of the early twentieth century from the established Queen Anne style of the late nineteenth century.
- Built in 1903-1904, the Susan B. Chase House is one of, if not, the first house to be designed and constructed in the Drummond Subdivision, one of the first four suburban subdivisions platted at the turn of the twentieth century along streetcar routes just outside of Washington, D.C. in Montgomery County. The Drummond Subdivision had originally been part of an extensive estate and was subdivided around the time of the development of the nearby electric rail service on the Georgetown and Rockville line. Accessible and regular rail service allowed the upper-middle class to reside in a rural setting and still easily commute to work in the District of Columbia.
- The Susan B Chase House embodies the characteristics associated with the first sixteen houses that were constructed in the Drummond community.
- This resource meets criteria 1a, 1d, and 2a.
- The recommended environmental setting is Lot 36, Subdivision 22, being 12,400 square feet.

RESOURCE NOT RECOMMENDED FOR DESIGNATION



Germantown Presbyterian Church, #19-13-8

Nomination by citizen group
19431 Walter Johnson Road, Germantown

The Germantown Presbyterian Church was built in 1900 near the Germantown Railroad Station to the people in the community. Historic photographs document the building which once had an asymmetrical bell tower, fish-scale shingles, and stained glass windows. The structure has been altered with the removal of historic materials and introduction of new material including artificial siding; replacement windows; wraparound porch; and a major side addition.

RESOURCE NOT RECOMMENDED FOR DESIGNATION



Watson House, 9206 Watson Road, #36-55

Nomination by citizen group

Built circa 1918, the Watson House, at 9206 Watson Road, is a Dutch Colonial style house located on a generous lot in Woodside Forest. The residence was constructed for Mary Clement Watson, and her husband James Angus Watson, a prominent civil engineer and patent attorney. Mary Watson and her sons were responsible for subdividing much of the surrounding property that is now part of Woodside Forest. The Watson family purchased the property on which the house was erected in 1914 and sold it in 1954 after forty years of ownership. The house, while attractive, has not been found the level of architectural significance needed for individual designation.



Preliminary Draft

Amendment to the *Master Plan for Historic Preservation:*
Individual Historic Resources

March 2008

The Maryland-National Capital Park and Planning Commission