

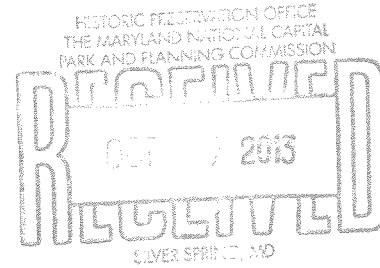
ATTACHMENT 3

Correspondence



Maryland Department of Planning
Maryland Historical Trust

Sustainable _____ Attainable



October 2, 2013

Clare Lise Kelly
Research and Designation Coordinator, Historic Preservation
M-NCPPC, Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Wheaton Youth Center (M: 31-48)

Dear Clare:

Thank you for asking my opinion of the potential National Register eligibility of the Wheaton Youth Center. Based on the information presented in your Maryland Inventory of Historic Properties form, I believe the Wheaton Youth Center is eligible for the National Register, for its architectural character as an example of Asian-influenced Modernist design by the regionally-significant architectural firm of Keyes, Lethbridge and Condon. It derives additional significance as an example of a property type that emerged in the mid-20th century in response to sociological research on youth culture, and reflects the increasing incorporation of social science into community planning in the postwar era. Current information suggests that Montgomery County was in the forefront of a broad movement to address the recreational needs of teens in the mid-century period. The Wheaton Youth Center appears to retain a high level of integrity to convey its historical associations.

I hope this information is useful to you; don't hesitate to contact me with any questions or comments.

Best regards,

Peter E. Kurtze
Administrator, Evaluation and Registration
Maryland Historical Trust



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

September 16, 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

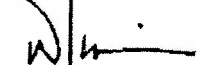
Dear Mr. Leggett and Ms. Navarro:

On September 11, 2013, the Historic Preservation Commission held a public hearing and worksession on the nomination of eight resources owned or maintained by the Department of Parks, including the Wheaton Youth Center, for historic designation. After taking testimony and evaluating information submitted for the Commission's consideration, the Commission found that the youth center met the criteria for designation and voted 7-0 to recommend to the Planning Board that the resource be added to the Locational Atlas and designated in the Master Plan for Historic Preservation.

The Commission heard testimony from both residents who supported the nomination and those who expressed their desire for an exceptional library and community facility without further delay. Many who opposed the nomination also mistakenly believed that the potential preservation of the Wheaton Youth Center meant there would not be a new community facility. The Commission is sympathetic to each of these positions and believes that they are not mutually exclusive. The Commission suggests that the dual goals of preservation and development of a facility that meets the community's needs can be met through high-quality, thoughtful design. Against this backdrop, the Commission recommended that the designation include language encouraging the redevelopment of the joint youth center/library complex, while encouraging the reuse of the youth center by sensitively and compatibly integrating it into the design and program of the proposed new library/recreation center facility. The County has many notable examples of similar development strategies that unite the goals of historic preservation with much needed facility and community service improvements. The Historic Preservation Commission believes the preservation of the Wheaton Youth Center in the context of a new library/recreation center development plan offers another important opportunity to highlight this successful, sustainable strategy while not erasing an important part of the County's history.

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,


William Kirwan, Chairman

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





UNIVERSITY OF MARYLAND

SCHOOL OF ARCHITECTURE, PLANNING AND PRESERVATION
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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.

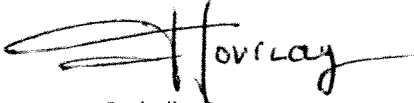
Wheaton's Youth Center is a gem of Baby Boom Modernism at both the national and international level. The way its torii gate motif addresses Georgia Avenue is unique and exceedingly gracious. Its design demonstrates a degree of skill and originality of the highest caliber. From a sociological standpoint 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 'H. Gournay', with a stylized, sweeping 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', with a large, circular flourish around the name.

Mary Corbin Sies
Department of American Studies



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



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



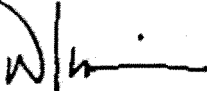
Wheaton Youth Center
May 24, 2013
Page Two

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', with a vertical line drawn through the middle of the signature.

William Kirwan, Acting Chairman

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