



MCPB

Item No. 6

Date: 5/1/14

Resolution of Adoption of Amendment to the *Master Plan for Historic Preservation*: M-NCPPC Park Resources

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Completed: 4/24/2014

Description

Planning Board Resolution of Adoption of Amendment to the *Master Plan for Historic Preservation*: M-NCPPC Park Resources

Summary

Staff recommends **Approval of the Resolution of Adoption** for Transmission to the Full Commission.

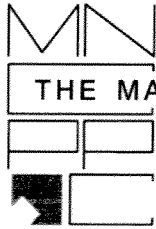
Description

Attached for your review is the Montgomery County Council's resolution approving the designation of six individual sites on the *Master Plan for Historic Preservation*. The Council supported the Planning Board's recommendations for the designation of these six resources. In contrast, the Council did not support the Planning Board's recommendations to designate a seventh resource--the Wheaton Youth Center--a historic site.

A draft resolution of adoption by Montgomery County Planning Board is also attached for your review.

Attachments:

1. Montgomery County Planning Board Resolution14-19
2. Montgomery County Council Resolution17-1028



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

6611 Kenilworth Avenue • Riverdale, Maryland 20737

MCPB No. 14-19

M-NCPPC No. 14-06

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to the General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law and in accordance with Chapter 33A of the Montgomery County Code, held a duly advertised public hearing on October 17, 2013, and continued on November 14, 2013, regarding the Public Hearing Draft of an amendment to the *Master Plan for Historic Preservation: M-NCPPC Park Resources*, being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, revised the Public Hearing Draft and forwarded it as the Planning Board Draft on January 8, 2014, to the Montgomery County Executive and to the Montgomery County Council; and

WHEREAS, the Montgomery County Executive did not submit any comments on the Planning Board Draft; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on February 25, 2014, wherein testimony was received concerning the Planning Board Draft of the amendment; and

APPROVED AS TO LEGAL SUFFICIENCY

 4/17/14
M-NCPPC LEGAL DEPARTMENT

WHEREAS, the District Council approved the Planning Board Draft of the proposed amendment, with revisions, on March 25, 2014, by Council Resolution No.17-1028;

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the amendment to the *Master Plan for Historic Preservation: M-NCPPC Park Resources*, being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, as revised and approved by the Montgomery County Council, sitting as the District Council, in the attached Resolution No. 17-1028; and

BE IT FURTHER RESOLVED, that copies of said amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerks of the Circuit Courts of Montgomery and Prince George's Counties, as required by law.

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____, _____, _____, and _____ voting in favor at its regular meeting held on Thursday, _____, 20__, in Silver Spring, Maryland.

Françoise M. Carrier, Chair
Montgomery County Planning Board

Resolution No.: 17-1028
Introduced: March 25, 2014
Adopted: March 25, 2014

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Approval of Planning Board Draft Amendment to the Master Plan for Historic Preservation: Maryland-National Capital Park and Planning Commission (M-NCPPC) Park Resources

1. On January 8, 2014, the Montgomery County Planning Board transmitted the Planning Board Draft Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources (hereafter referred to as the Amendment) to the Council.
2. The attached Planning Board recommended amendment to the Master Plan for Historic Preservation would designate 7 historic resources that are currently owned or operated by the Parks Department:

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

3. The County Executive did not submit any comments on the Amendment.
4. On February 25, 2014, the Council held a public hearing on the Amendment. The Amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.
5. On March 24, 2014, the Planning, Housing, and Economic Development Committee held a worksession to review the issues raised in connection with the Amendment.

6. On March 25, 2014, the County Council reviewed the Amendment and the recommendations of the Planning, Housing, and Economic Development Committee to designate all resources recommended by the Planning Board, with the exception of the Wheaton Youth Center.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources is approved with revisions. Council's revisions are identified below. Some entire pages are deleted, and those deletions are so indicated by page number. Deletions to the text of the Plan on a retained page are indicated by [brackets], additions by underscoring.

Page 1 (cover): **[Planning Board Draft January 2014] March 2014**

Pages 2-28 (all footers): M-NCPPC Park Resources [Planning Board Draft]

Page 2: **[Planning Board Draft] M-NCPPC Park Resources
An Amendment to the Master Plan for Historic Preservation in Montgomery County**

A B S T R A C T

This document contains the text and supporting graphics for the [Planning Board Draft] Amendment to the Master Plan for Historic Preservation: M-NCPPC Park Resources. [If adopted by the County Council and approved by the M-NCPPC, this] This document amends the Master Plan for Historic Preservation in Montgomery County, Maryland (1979), as amended; the Master Plan for the Communities of Kensington-Wheaton (1989), as amended; the North and West Silver Spring Master Plan (2000), as amended; the Four Corners Master Plan (1996), as amended; the Olney Master Plan (2005), as amended; The General Plan (on Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties (1964), as amended; and the Revised Master Plan of Highways for the Maryland-Washington Regional District in Montgomery and Prince George's Counties Maryland (1955), as amended.

This amendment [considers] considered the historic designation of eight M-NCPPC park-related resources—located in Planning Area 23 (Olney), Planning Area 31 (Kensington-Wheaton), and Planning Area 32 (Kemp Mill-Four Corners)—that [have been] were nominated for addition to the Locational Atlas and Index of Historic Sites in Montgomery County Maryland and designation on the Master Plan for Historic Preservation.

Page 3: **[Planning Board Draft January 2014] March 2014**

Page 8: The Amendment

Resources [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

[Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48]

* * *

[Resource] Resources Considered but Not [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48

Stubbs House, 2000 Shorefield Road, Wheaton Regional Park, #31/3-1

Maps

Resource Locations

[Wheaton Youth Center Proposed Environmental Setting]

Page 9: **The Amendment**

This Amendment [considers] considered the designation of eight potential historic resources that are owned or maintained by M-NCPPC. The Amendment [recommends designation of 7] designates 6 historic sites on the Master Plan for Historic Preservation and does not [recommend designation of one] designate 2 nominated [resource] resources. [If] Resources designated on the Master Plan[, a resource would be] are protected by the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. [If listed in the Locational Atlas, the resource would be protected under one provision of the Ordinance, being Chapter 24A-10, the Moratorium on Demolition and Substantial Alteration.]

Individual Sites [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

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

[Resource] Resources Considered but Not [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation

- Wheaton Youth Center, 11711 Georgia Avenue, Silver Spring, #31/48
- Stubbs House, 2000 Shorefield Road, Wheaton Regional Park, #31/3-1

Pages 10-13: Delete all pages.

Pages 19, 21, 23, 25, and 27: amend the last sentence on each page as follows:

Site changes, [that are considered normal park operations including] such as the installation of playground equipment, may be done through staff-level review and do not require a Historic Area Work Permit. Such changes would have no material effect on the historic resource.

Page 28: **[Resource] Resources Considered but Not [Recommended for Master Plan Designation] Designated in the Master Plan for Historic Preservation**

Wheaton Youth Center (1963), 11711 Georgia Avenue, Silver Spring, #31/48

Editor's note - Add a small map and picture and the following text:

The Wheaton Youth Center is an example of modern design executed for a simple and relatively inexpensive community building. The Wheaton Youth Center won an award from the American Institute of Architect's Potomac Valley Chapter and was featured in the first edition of the AIA's Guide to the Architecture of Washington D.C. (1965). The signature design feature is the double-curved form of the vaulted roof of the main auditorium block, which becomes a motif for the complex, echoed in the roofs of activity wing and entrance pavilion, as well as interior stage wall.

The resource represents the work of Keyes, Lethbridge & Condon, an architectural firm recognized for setting high standards for modern architecture in the Washington, D.C. region. The principal architect was Arthur Keyes.

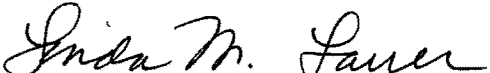
The Wheaton Youth Center has historic significance for representing the youth culture of the post-war era. In 1956, the Commission embarked on a new initiative to build a series of youth centers to meet the needs of teenagers. From 1965 to 1970, the facility was a major local music venue, reaching a regional audience in the days before the large-scale concert venue.

A newly combined library and recreation center requires increased open space. The Council found that the public interest is best served by not designating the resource.

All pages - General instructions:

The text, maps, and tables are to be revised, as necessary, to achieve clarity and consistency, to update factual information, and to convey the actions of the District Council.

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council