

5315 Elliott Rd. Bethesda
HAWP 35/32-09A
BATTERY Bailey/Cornwall
EARTHQUAKES



file

HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 3/12/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #504947-----Demolition of ancillary structure

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the March 11, 2009 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: M-NCPPC Montgomery County Department of Parks
Address: 5315 Elliott Road, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240-777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

504947

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michelle Grace
 Daytime Phone No.: 301-495-2467
 Tax Account No.: 07-00427944
 Name of Property Owner: M-NCPPC Daytime Phone No.: 301-495-2467
 Address: 9500 Silver Spring Brunett Avenue 20901
Street Number City Street Zip Code
 Contractor: M-NCPPC Phone No.: 301-495-2467
 Contractor Registration No.: n/a
 Agent for Owner: n/a Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5315 Street: Elliott Road
 Town/City: Bethesda Nearest Cross Street: Duval
 Lot: _____ Block: _____ Subdivision: 502
 Liber: 1513 Folio: 29 Parcel: 366

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Revovate Move Install Revision Repair Revocable

CHECK ALL APPLICABLE: AC Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

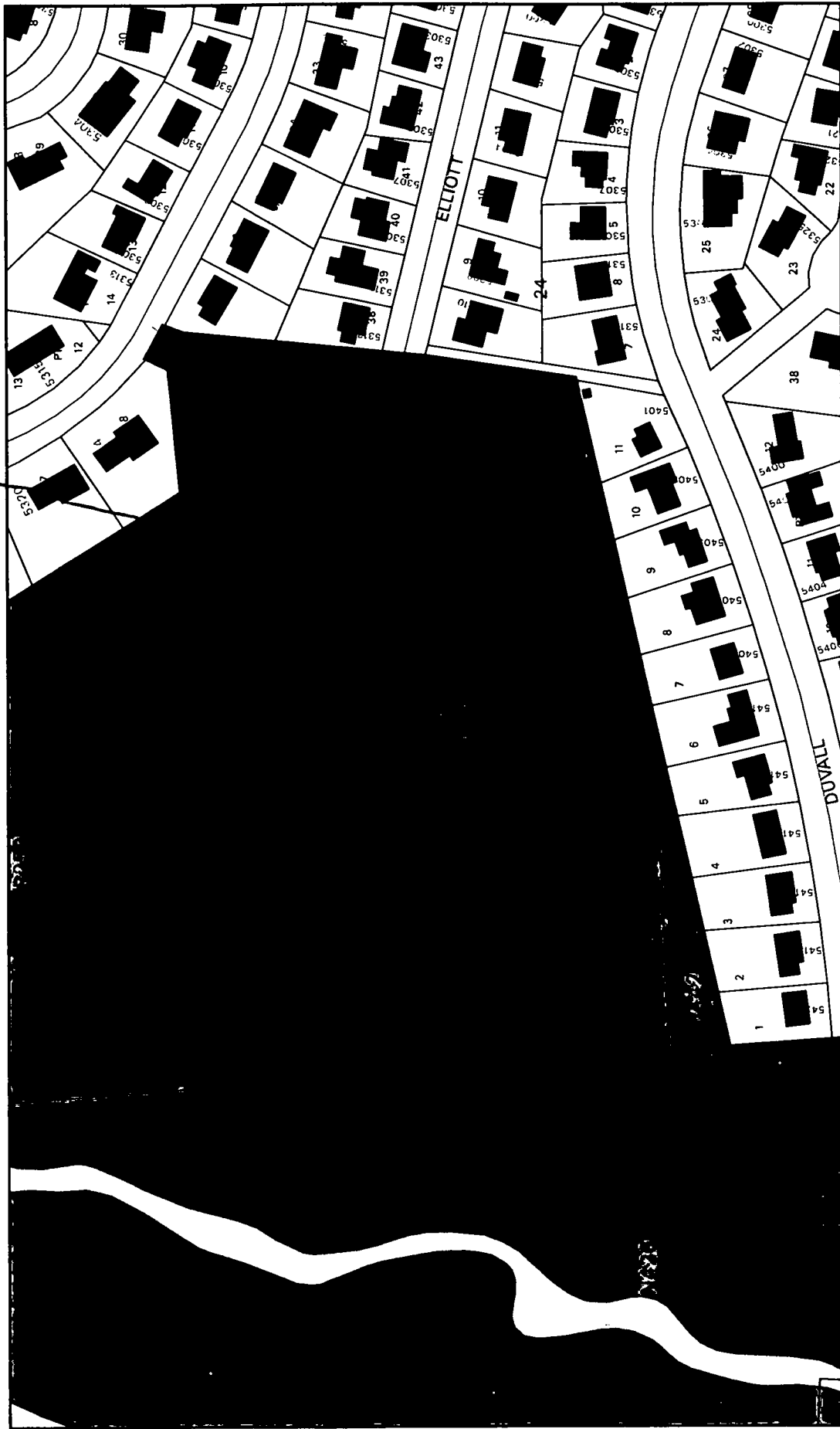
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] _____ Date: 2/9/09
Signature of owner or authorized agent

Approved: _____
 Disapproved: _____ Signature: [Signature] Date: 3/12/09
For Chairperson, Historic Preservation Commission
 Application/Permit No.: 504947 Date Filed: _____ Date Issued: _____

5315 ELLIOTT ROAD

wilding to be demolished



Map compiled on February 09, 2009 at 11:51 AM | Site located on base sheet no. - 206NW05

NOTICE

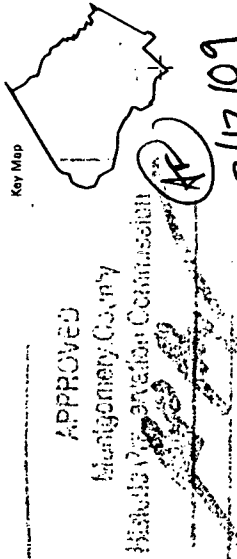
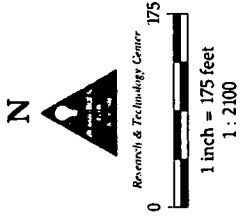
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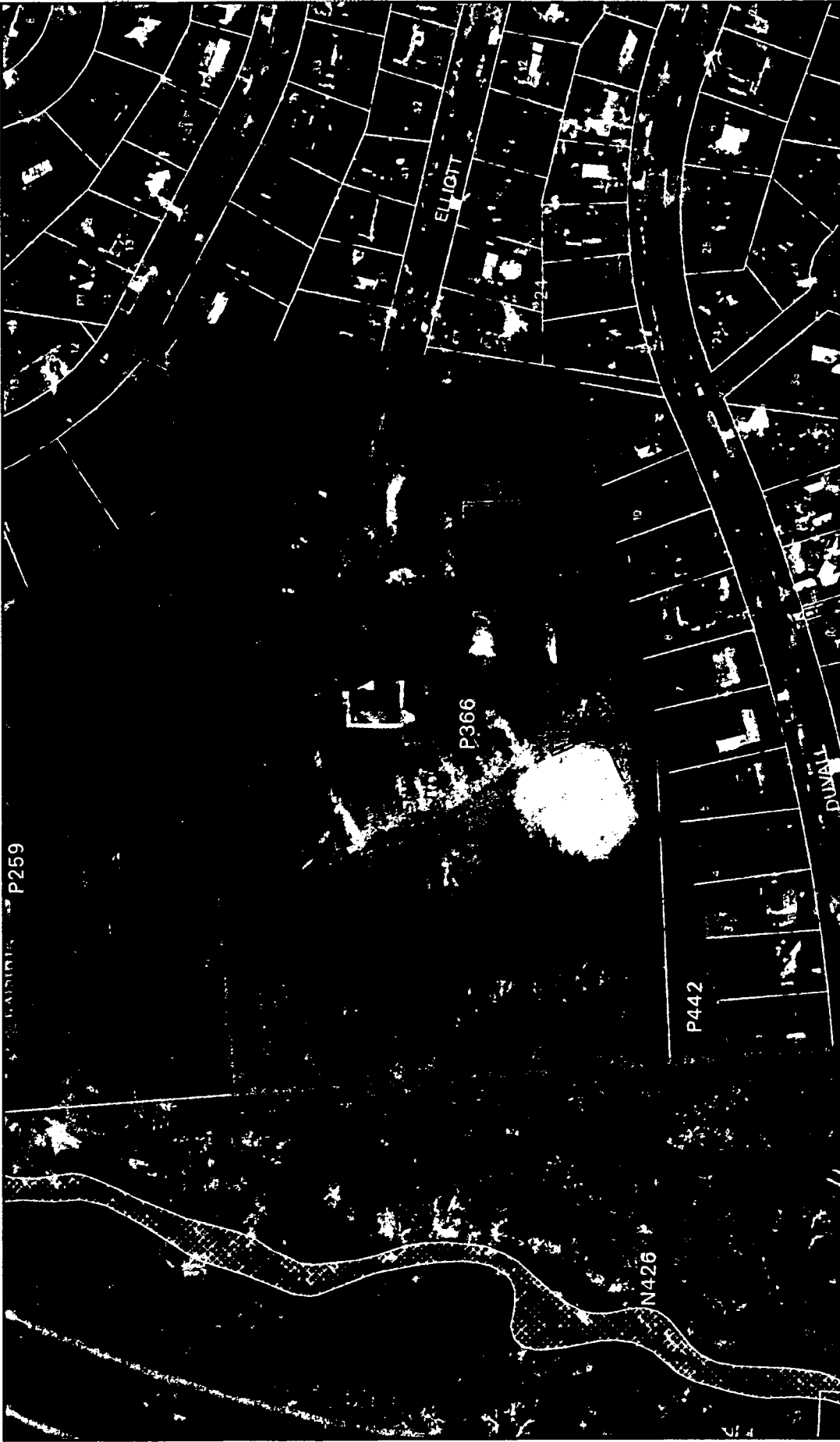
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8777 Georgia Avenue - Silver Spring, Maryland 20910 (301) 770-1000



5315 ELLIOTT ROAD



Map compiled on February 09, 2009 at 12:05 PM | Site located on base sheet no - 206NW05 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

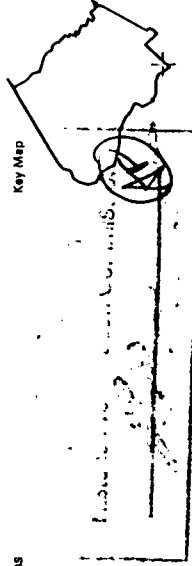
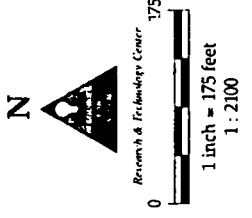
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

1787 Greenbelt Avenue - Silver Spring, Maryland 20910-1370



60/21/E
 3

Fothergill, Anne

Subject: FW: Westmoreland 3-11-09

Case I-A
supplemental information

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

From: Grace, Michelle

Sent: Monday, March 09, 2009 3:02 PM

To: Fothergill, Anne

Cc: Massey, Carrye; Lampl, Joey

Subject: FW: Westmoreland 3-11-09

Hi Anne,

The Central Maintenance heavy equipment supervisor Paul Scott prepared this paragraph in response to your question.

Thank you,

Michelle Grace

The demolition scope for Westmoreland Hills is very simple. The land disturbance for this project is about 4900sf. That encompasses the building dimensions and about ten feet out from the walls, all the way around the building. The trucks will back up the path closest to the play lot so we can load out the debris. We will tear the building down and load that debris, then we will dig up the concrete slab and recycle that. We usually dig up the footers and haul them away. Once all of the building is hauled away we will bring in dirt and fill and grade the site out. The equipment we are using is all rubber tracked, to minimize the amount of disturbance, to all the surfaces. Lastly we will seed and mulch the area. We won't be anywhere close to the earth works.



earthworks

Parks bldg to be demolished

Fothergill, Anne

Subject: FW: Response to Nelson re Westmoreland

From: Grace, Michelle

Sent: Friday, February 27, 2009 8:04 AM

To: Manarolla, Kevin

Cc: Massey, Carrye

Subject: FW: Response to Nelson re Westmoreland

Good morning Kevin,

We received the attached letter from the MCPB Chairman, which was just sent to the Westmoreland citizen John Nelson. In the packet we submitted for the HAWP, we included the fact that the demolition of the Westmoreland building was recommended to the Planning Board on January 15, 2009, and the Planning Board approved the demolition to occur within 60 days of the meeting. The Planning Board allowed the Westmoreland community 30 days to provide a report by a currently licensed structural engineer, which provides compelling evidence opposing the earlier structural study by the Facility Engineering Associates (FEA). The Westmoreland community (John Nelson) submitted a letter and, several documents on February 13, 2009. On February 25, 2009, the Chairman responded to the Westmoreland community (John Nelson) with the attached letter advising them that the approval for demolition remains valid, and that Parks staff has been directed to finish preparation for demolition.

As appropriate, can you please add this letter to packet we submitted for the HAWP to demolish the Westmoreland Ancillary building? This was in process at the time we submitted the HAWP, and is now concluded.

Thank you very much for your time,
Michelle

Fothergill, Anne

Subject: FW: Westmoreland 3-11-09

Case I-A
supplemental information

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

From: Grace, Michelle
Sent: Monday, March 09, 2009 3:02 PM
To: Fothergill, Anne
Cc: Massey, Carrye; Lampl, Joey
Subject: FW: Westmoreland 3-11-09

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Thank you,
Michelle Grace

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earthworks

Parks bldg to be demolished

Case I-A

MP site # 35/32

correspondence in reverse
chronological order

WESTMORELAND CITIZENS ASSOCIATION, INC.

March 11, 2009

Dear Chairman and Commissioners of the Historic Preservation Commission,

I am writing regarding Wednesday's Agenda Item 1, letter A, Demolition of building at Westmoreland Hills Local Park. John Nelson may attend the meeting on behalf of the Westmoreland Citizens Association (the "WCA"), if he is able. The WCA, representing 1000+ residents in the neighborhood immediately surrounding the Westmoreland Hills Local Park, strongly urges that this application be denied. Our reasoning follows:

1. The current process with the Planning Board is not complete. Subsequent to the application filed by the Michelle Grace of the Department of Parks, the WCA has submitted documents and estimates that prove the building can be repaired, and that our neighborhood can afford the repairs. While the Chairman responded that our submission does not meet his test for "clear and compelling evidence" the WCA disagrees and has responded. Until this matter is concluded, no permit for demolition should issue.
2. The building was already on the property when it was designated historic.
3. Whether or not the original intention was to include the building, a case for historic status is building, given that the Battery Bailey Ramparts were designated historic through the efforts of the very same architect who oversaw the construction of the building, and also as a result of the current drive by the Department of Parks to demolish these buildings, meaning few if any will remain. These buildings are a testament to the efforts to win WWII, as well as to the creative use of resources after the war. Our building was ingeniously pieced together from two separate surplus buildings and should be preserved as examples of the post-war salvage vernacular. Ample time should be provided for the WCA to submit an application to evaluate the building for historic status if it not already so designated.
4. The property may be subject to covenants requiring the consent of facing residents to the demolition.

The WCA cannot understand the rush by the Department of Parks to demolish this building, but we are sure that your Commission will recognize the importance of giving the current building its due by providing time for our neighborhood and the relevant county departments to carefully evaluate options for repair or replacement. We continue our productive meetings with the Department of Parks (our last meeting was yesterday) to evaluate these options and the building should be saved until these discussions are complete. There is no hurry—the building is not being used and presents no imminent safety or nuisance hazard.

Please see our submission to the Planning Board attached.

Thank you very much for your thoughtful consideration of this application. This building is the center of our community, is one of the most heavily used buildings in the park system, and is a rare example of American ingenuity and resourcefulness. We again urge you to deny this application for an historic work area demolition permit.

Sincerely,



Malcolm Burke
President, Westmoreland Citizens Association

Westmoreland Citizens Association

March 9, 2009

Dear Chairman Hanson,

The Westmoreland Citizens Association ("WCA") finds your response (attached) disappointing and confusing after what we believed was a very constructive discussion on January 15th with the Board members present. Subsequent to that meeting, and because of the time granted by the Board to allow us to perform further study on the building, we now have a range of options to pursue. One of those options is clearly to repair the current structure, a building that is one of the most utilized in the entire park system - based on the Department of Parks' own numbers!

In the State of Maryland, under its Annotated Code of Maryland, Business Occupations and Professions Article, Title 3, a licensed architect has full scope to perform structural work, including determining the structural integrity of a building. Mr. Aitken is a licensed architect, capable of performing structural engineering, who concludes that the building can be repaired.

While our study may not disagree with the FEA study that there is insect damage to the building, it most certainly disagrees with FEA's conclusions on the extent of the damage (which FEA did not even bother to evaluate), and its recommendation of "reconstruction rather than component repair." Not only does our report disagree in this regard, the estimates provided by the contractors to repair the building for less than \$20,000 absolutely disprove FEA's report that it would be preferable to rebuild. I don't see how we can offer any more "clear and compelling evidence" that the building should not be demolished than black and white numbers on what it would cost to repair it. Your letter's simple declaration offers no insight into why our submission, which required a very large effort on our part, is not sufficient.

Further, we have also provided evidence that the WCA is already capable of paying for a minimal repairs option, and highly likely to be able to raise money for more extensive repairs should they prove necessary or desirable.

The WCA thought the Board acted in good faith in January in response to our testimony. Though we were given very little time, we provided you with a valid opinion that the building is repairable as well as estimates to perform those repairs. Further we agreed that the repairs and ongoing future maintenance would be undertaken by our neighborhood. The WCA does not feel like this response, especially with its complete lack of explanation, is in the spirit of our discussion in January.

The WCA is currently conducting a survey of our thousand-plus-household neighborhood on what options they favor and are willing to support. It is currently online and will close in one week. Based on that survey, our neighborhood may or may not wish to work with the county to repair the building. In either case, we certainly believe that we deserve the courtesy of finishing our survey, and deserve the opportunity to have further discussion with the Board and Parks if we decide that we would like to pursue the repair option. This is especially true in that the

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current status of the building is due to Parks failure to maintain the exterior of the building as required under the lease, whereas the WCA has honored its obligations and put over \$10,000 into the building within the last six years.

The WCA asks that you reconsider your decision and delay demolition for at least two months, allow us to finish our survey, proceed with our plan to have a contractor remove all the paneling from the interior, and continue to meet with Parks with the results of our survey and their replacement options.

Rushing to demolish this building is a considerable fiscal and political mistake!

We certainly realize your ongoing challenges and again present to you that we are here to help, and that the answer is creativity and hard work, not just tearing down a building that could be repaired for nearly the cost of demolition.

As a matter of course, the WCA would like to understand whether a board vote or discussion was required in reaching this decision. Finally, given the time frame for demolition, we respectfully request that you respond to this letter by the end of the week so that we have time to take further action if required.

Thank you very much.

Sincerely,



Malcolm Burke

President, Westmoreland Citizens Association

cc: Roger Berliner, Ike Leggett





MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

February 25, 2009

Mr. John Nelson
5221 Farrington Road
Bethesda, Maryland 20816

Dear Mr. Nelson:

This is in response to your letter dated February, 13, 2009, and the attached documents from Aitken-Sadlik Architects, B. Burns Co., LLC, and Murphy Brothers.

At the January 15, 2009 Planning Board session, Department of Parks staff recommended demolition of the Westmoreland building due to its poor condition and structural report. After much discussion that evening, the Board voted to demolish the building within 60 days of the meeting, but did grant the Westmoreland Civic Association 30 days to conduct a structural study disproving Facility Engineering Associates (FEA) assessment with clear and compelling evidence, and by a currently licensed structural engineer. The Board stated that the cost of the study and the cost of any repairs would be the responsibility of the Westmoreland Citizens Association as the Department of Parks would not spend any additional money on the building.

In your letter you explained that the Aitken-Sadlik Architects performed a preliminary inspection and found insect damage near the southwest corner of the building and wood dust in one expanded FEA opening, requested additional openings, and found further insect damage. Afterward, two contractors provided estimates on repairing the damage that was visible by the openings made for the architect, and previously for FEA.

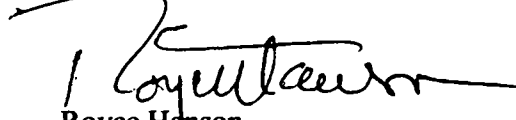
The letter and its attachments do not provide clear and compelling evidence by a currently licensed structural engineer that the building should not be demolished. Thus, the Board's decision to demolish the Westmoreland building remains valid. The Department of Parks staff has been directed to finish preparation for demolition, which will occur sometime after March 15, 2009.

Mr. John Nelson
February 25, 2009
Page Two

In moving forward, Park staff will continue discussions with the community regarding the Westmoreland Hills Local Park and partnership possibilities for future generations.

Thank you for your time and patience while we work through ongoing challenges.

Sincerely,

A handwritten signature in black ink, appearing to read "Royce Hanson". The signature is written in a cursive style with a long horizontal stroke at the end.

Royce Hanson
Chairman

cc: Malcolm Burke, Westmoreland Citizens Association
Roger Berliner, Montgomery County Council

Fothergill, Anne

Subject: FW: Westmoreland Park Ancillary Building - Response to Planning Board Jan 15 Decision

----- Forwarded message -----

From: John Nelson <nextnelson@gmail.com>

Date: Fri, 13 Feb 2009 15:25:19 -0500

Subject: Westmoreland Park Ancillary Building - Response to Planning Board Jan 15 Decision

To: MCP-Chairman@montgomeryplanning.org

Cc: mburkedc <mburkedc@verizon.net>, Mary.Bradford@mncppc-mc.org, John.Hench@mncppc-mc.org, Mark.Wallis@mncppc-mc.org, Michelle.Grace@mncppc-mc.org, nextnelson@gmail.com, jnelsonj@verizon.net

February 13, 2009

Re: Little House at Westmoreland Hills Local Park (January 15, 2008 Planning Board Meeting)

Dear Mr. Chairman and members of the Planning Board,

I want to thank you for providing the opportunity for concerned citizens to review the condition of the Little House at Westmoreland Hills Local Park. As I shared at the January Board meeting, many in our community felt the Facility Engineering Associates (FEA) report was less than conclusive. As the head of the WCA task force to perform further analysis on the structural integrity of the Little House and determine the actual extent of the damage, I engaged Aitken-Sadlik Architects, who agreed to do a structural review of the Westmoreland Ancillary Building.

In preparation for the architect's inspection, a neighborhood contractor, B Burns Co., LLC., agreed to make further openings for a chance to bid on any repairs. Openings were made on the south and west walls, and the FEA openings were further expanded.

The architects did a preliminary inspection, and found insect damage near the southwest corner of the building, and wood dust in one expanded FEA opening. In order to write a more comprehensive report, they requested that we remove additional baseboard from the structure before their return.

All baseboard was removed from the south and east walls (excluding the closet area), and in so doing, further insect damage was found (see attachments).

Subsequently, we had two contractors give us estimates on repairing the damage (see attachments). It is the opinion of both contractors and the architects that it would be substantially cheaper to repair the building than to reconstruct it.

Based on discussions with contractors Murphy Brothers and, B Burns, as well as the architects, our plan would be to remove all the paneling and baseboard in the house, examine all structural members for integrity, replace any deteriorated sections of sill, studs, and roof rafters, install a moisture barrier between the stonework and wood structure, re-insulate where necessary, treat for insects and replace the paneling. We would also redirect roof water from downspouts, point up the mortar on the stone walls, seal the stone walls, and possibly flash between the siding and stone walls. We are confident that we can repair the building so that it will be serviceable for at least another 20 years for between 15 and 50 thousand dollars. We can narrow this range after all the paneling is removed.

The WCA currently has \$34,000 in the bank and our 2009 dues notice is

about to go out. Between current funds and special fund raising, we believe that we can afford the repairs. In addition, we are considering getting local building supply retailers, trades, and others to donate or supply materials/services at cost in return for a place on a plaque of thanks inside and outside of the building. We are also looking at letting neighbors contribute their labor and filming the whole thing for county television.

Based on the Planning Board decision of January 15, over the remaining thirty days, we would like to: 1) remove all the remaining baseboard and some paneling; 2) firm up quotes on repairs; 3) meet with Parks to determine an arrangement for running the repaired building as well as reviewing the "three tiers" of replacement options that they agreed to provide; 4) get a survey out to our community to confirm that they would indeed support a commitment to repair the structure, or prefer one of the replacement options.

I want to again thank the Planning Board and each commissioner for his/her valuable advice during our testimony and for its creative and fair approach to working with our neighborhood. We look forward to continuing this work with both you and the Department of Parks on a repair or replacement solution.

Thank you again for you efforts,

John Nelson
Bethesda, MD 301 263 0358

CC Malcolm Burke, President WCA, Mary Bradford, John Hench, Mark Wallis, Carreye Palleschi, Michelle Grace

Aitken-Sadlik Architects

15889B Crabbs Branch Way • Rockville Maryland 20855 • 301-670-5616 • fax 301-670-5617 • ASarchitecture.com

February 12, 2008

Mr. John Nelson
5221 Farrington Road
Bethesda MD 20816

Re: "The Little House"
Westmoreland Hills Recreation Building
Elliot Road
Bethesda, MD 20816

Mr Nelson:

At your request we have conducted a preliminary inspection of the Little House on Elliot Road in Bethesda, Maryland.. Our investigation was limited due to the fact that most of the walls were inaccessible – however, we did observe several areas of rot and or insect damage in the existing wall framing, as well as areas that appeared to be intact and sound.

While the building is clearly in need of repairs, we do not believe that it is in imminent danger of structural failure or collapse.

It is our understanding that 2 independent licensed contractors have also inspected the property and have submitted proposals to conduct the repairs. We have reviewed their proposals and have attached them below.

In conclusion, we believe that a repair of the building is feasible and would be a cost effective remedy.

Richard L. Aitken Jr., NCARB
Architect

	Little house 1	Little house 2	Little house 3
	Minimal repair--	comprehensive repair	rebuild
1.00	remove all paneling to exterior walls save as much as possible to reuse	remove existing stone	demo complete building to concrete slab
2.00	replace rotten sill plate with treated wood	remove and replace exterior sheathing or reface old sheathing with new exterior plywood	new building frame
3.00	replace studs with new by either replace all or scab next	replacing bottom plate	new underground drantile to lead gutter water from building
4.00	replace insulation	replacing studes	new siding
5.00	termite spray	new insulation.	new roof shingles
6.00	replace panneling	new tyveck weather wrap exterior walls	new paint exterior
7.00	repair sagging roof by repacing roof truss parts		new electrical work
8.00	silcone stone face exterior flashing top of stone wall and under siding	new siding on exterior walls	new plumbing from ground up. New plumbing shall meet ADA requirements
9.00		new paneling on interiro walls	
10.00		new paint exterior trim	
11.00	re-installation of existing plumbing fixtures and HVAC system	re-installation of existing plumbing fixtures and HVAC system	re-installation of existing plumbing fixtures and HVAC system
	Exclusions: If further inspection reveals additions damage, additional charges will incur.	Exclusions: existing plumbing layout will remain unchanged	Exclusions: No underground plumbing is included in the estimate
	existing plumbing layout will remain unchanged	No underground plumbing is included in the estimate	
	No underground plumbing is included in the estimate	No painting is included in this esitmate	Permit fees are not included in this estimate
	No painting is included in this esitmate	Permit fees are not included in this estimate	
	Permit fees are not included in this estimate		

TILE		party house 1	party house 2	partyhouse 3
0.01	FIRST FLR floor space	1280.00	1280.00	1280.00
0.02	2ND FLR floor space	0.00	0.00	0.00
0.03	BASEMENT floor space	0.00	0.00	0.00
	TOTAL	1280.00	1280.00	1280.00
	<u>details</u>			
301	appliances	0.00		
302.00	architect/ADMIS	2000.00	2000.00	5000.00
303	cabinets	0.00	0.00	400.00
303.02	cabinet-tops	0.00	0.00	200.00
304.01	carpentry-framing	4675.00	6915.00	9000.00
	carpentrydemo	0.00	2240.00	900.00
304.02	carpentry-trim	0.00	0.00	4000.00
	CARPENTRY CABINETS	0.00	0.00	400.00
304.05	carpentry-cornice	0.00	0.00	4000.00
304.03	carpentry-hardware	0.00	100.00	500.00
305.00	cleaning	0.00	600.00	400.00
306.01	doors-ext	0.00	0.00	600.00
306.02	doors-int	0.00	0.00	400.00
307.00	driveway	0.00	0.00	0.00
	309 drywall	0.00	0.00	6000.00
	DRYWALL PUNCHOUT	0.00	0.00	600.00
311.00	electrical	0.00	0.00	4000.00
311.50	LIGHTNIG ROD	0.00	0.00	0.00
312	electrical fixtures	0.00	0.00	800.00
313.00	excavating	0.00	0.00	600.00
800.00	EXCAVATING-SED CONTRO	0.00	0.00	0.00
313.02	excavating-DEMO	0.00	0.00	5000.00
313.03	excavating-blasting	0.00	0.00	
314.01	floors-carpet	0.00	0.00	0.00
314.03	floors-hardwood	0.00	0.00	0.00
314.04	FLOORS-SHOEMOLD	0.00	0.00	800.00
315.00	footing & foundation	0.00	0.00	0.00
316.00	gas f-place	0.00	0.00	0.00
317.00	gutters	0.00	0.00	1200.00
318.00	garage doors	0.00	0.00	
319.01	hardware-framing	0.00	0.00	200.00
	hardware-trim-non allowance	0.00	0.00	0.00
319.02	hardware-trim	0.00	0.00	300.00
320.00	heat & air	800.00	800.00	3500.00
	AIR CLEANERS		0.00	0.00
	HUMIDIFIERS		0.00	0.00
321.00	insulation	900.00	900.00	1200.00
322.05	builders risk		0.00	0.00
323.00	landscape		0.00	800.00
324.00	legal fees		0.00	0.00
325.01	lumber-framing	759.78	2493.26	5000.00
325.02	lumber-trim	1000.00	1000.00	4000.00

325.03	lumber- ROOF truss		0.00	5000.00
325.04	lumber trim mantels		0.00	0.00
325.05	lumber-cornice	0.00	0.00	2500.00
325.07	lumber-COLLUMES		0.00	0.00
325.06	lumber trim bookcase		0.00	0.00
325.08	LUMBER-FLOOR TRUSS		0.00	0.00
326.00	labor		0.00	0.00
327	masonry		0.00	0.00
328.00	central vac		0.00	0.00
329	mirrors & med		0.00	600.00
330.00	punchout		0.00	800.00
331.00	painting	0.00	0.00	4000.00
331.01	painting EXT TRIM		0.00	4000.00
332.00	permits			0.00
333.00	plumbing	800.00	800.00	4000.00
333.04	PLUMBING FIXTURE	0.00	0.00	300.00
	PLUMBING FIXTURE NON ALLOW	allowance	0.00	500.00
800.00	plumbing WATER SEWER		0.00	0.00
333.02	plumbing permit fees		0.00	0.00
334.00	railing		0.00	0.00
335.00	roofing		0.00	3500.00
335.01	roofing rubber		0.00	0.00
335.02	roofing-sheet metal		0.00	0.00
336.00	septic		0.00	0.00
337.00	settlement chges		0.00	0.00
338.00	shutters		0.00	0.00
339.00	siding		5600.00	5600.00
740.00	slabwork		0.00	0.00
	PUMP truck		0.00	0.00
341.00	stairs		0.00	400.00
341.02	stair rail labor		0.00	0.00
342.00	steel		0.00	0.00
345.00	stonework		0.00	0.00
346.00	survey		0.00	0.00
	PATIO		0.00	0.00
347.00	swimming pool		0.00	0.00
350.00	temp heat		0.00	0.00
	TILE FLOOR HEAT		0.00	0.00
351	TILE MATERIAL(WITH GLUES)		0.00	4480.00
	TILE LABOR WITH DURO		0.00	4480.00
352.00	trash removal	650.00	650.00	650.00
354.00	utility		0.00	800.00
355.00	security		0.00	0.00
357.00	windows		0.00	1800.00
357.02	SKYLIGHTS		0.00	0.00
	drain tile		2000.00	1600.00
358.00	waterproof	700.00	400.00	0.00
349.00	SUNDECK			0.00
		12284.78	26498.26	104810.00
contingincys		1228.48	2649.83	10481.00
cost		13513.26	29148.08	115291.00
E. MARKUP	25%	3378.31	7287.02	28822.75
E. PRICE	0.00	16891.57	36435.10	144113.75

B. Burns Co. LLC
Design / Build Construction
5019 Rodman Road
Bethesda, MD 20816
(301) 320-4891
www.bBurnsCompany.com

February 8, 2009

Westmoreland Citizens Association
Re: Little House Rec Center Repair or Rebuild
Attention John Nelson,

Proposal Budget for Tear Down and Rebuild of One story recreation center building:

- A quick replacement cost budget (which I started making notes on the last time we spoke) including
- tear down, removal, and rebuilding a one story framed structure on existing foundation, with
- insulated walls and ceiling,
- composite shingle roofing with proper downspout and drainage clearance,
- two bathrooms,
- heat / cool system,
- front and rear metal entry doors with security locks,
- large storage closet, chair storage area,
- gypsum wallboard interior finish (pine wall board would be more but might be worth it),
- vinyl tile or wood veneer floor,
- 6 double pane low E windows with metal wire security grates
- constructed on the existing foundation (assuming we find it suitable):
Budget.....\$200,000 to \$280,000.

New construction will require full documentation, permitting and county approvals. As you know I run a Design / Build Construction firm and typically do my own drawings for filing, permitting and construction.... But if you have an architect that wants to do it, I have no problem working with his drawings and specifications, so long as they are appropriate for a standard, cost effective rec. house structure with standard construction materials and finishes. Otherwise the budget would have to be revised.

Additionally, I would agree with the opinion that repair is much less costly than tear down and building new. To repair a section of one structural wall - including removal and reinstallation of damaged stud framing, removal and reinstallation of the pine board interior, and new vinyl siding exterior repair; along with possible replacement of two other sill plates and sistered-in jack studs where needed on approx 20 linear foot of wall:

Budget.....\$12,000 to \$18,000for the one structural wall repair. (See my original proposal dated January 19, 2009)

Budget\$5,000 to \$10,000 for other structural repairs to sill plates and sister/ jack studs, (pending final scope of work confirmation).

Total Budget \$17,000 to \$28,000

B. Burns Co. LLC
Design / Build Construction
5019 Rodman Road
Bethesda, MD 20816
(301) 320-4891
www.bBurnsCompany.com

PS: John, if you need a second bid you should contact the most well known renovation and repair firm in the area; Case Design. They are known by everyone in town including the county permitting office.

Case Design
Bethesda
4701 Sangamore Road, North Plaza
Suite 40
Bethesda, MD 20816
Phone: 301.229.4600
www.casedesign.com

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5315 Elliott Road, Bethesda Westmoreland Hills Local Park	Meeting Date:	3/11/09
Resource:	Master Plan Site #35/32 Battery Bailey/Civil War Earthworks	Report Date:	3/04/09
Applicant:	M-NCPPC Montgomery County Department of Parks (Michelle Grace, Agent)	Public Notice:	2/25/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/32-09A	Staff:	Anne Fothergill
Proposal:	Building demolition		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #35/32 Battery Bailey
Civil War Earthworks
DATE: c. 1860 (prefabricated building moved to site in 1956)

PROPOSAL

This historic site was designated on the Master Plan in 1979 for the significance of the earthworks and not for the existing building or other park facilities. Battery Bailey is the only Civil War fortification remaining in Montgomery County. The applicant is proposing to demolish the existing non-contributing park recreation building which has been determined to be in poor condition and have significant structural deterioration. The Montgomery County Planning Board held a public hearing on January 15, 2009 and approved the demolition.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240.777.6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

504947

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Michelle Grace

Daytime Phone No.: 301-495-2467

Tax Account No.: 07-00427944

Name of Property Owner: M-NCPPC Daytime Phone No.: 301-495-2467

Address: 9500 Silver Spring Brunett Avenue 20901
Street Number City Street Zip Code

Contractor: M-NCPPC Phone No.: 301-495-2467

Contractor Registration No.: n/a

Agent for Owner: n/a Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5315 Street Elliott Road

Town/City: Bethesda Nearest Cross Street: Duval

Lot: _____ Block: _____ Subdivision: 502

Liber: 1513 Folio: 29 Parcel: 366

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ \$50,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

2/9/09
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See attached

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district

See attached

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 6 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)**

Owner's mailing address: M-NCPPC Attn: Park Property Management 9500 Brunett Avenue Silver Spring, Maryland 20901	Owner's Agent's mailing address: SAME
Adjacent and Confronting Property Owners	
Property Address	Mailing Address
RUCCI, PETER P ET AL TR 5315 DUVALL DR BETHESDA MD 20816-1873	SAME
DAVIES, RALPH L & 5401 DUVALL DR BETHESDA MD 20816	JEANNE F DAVIES 5401 DUVALL DR BETHESDA MD 20816
NAJAMABADI, FARROKH & G K 5403 DUVALL DR BETHESDA MD 20816	SAME
LAWSON, EUGENE K & S G 5405 DUVALL DR BETHESDA MD 20816	SAME
GRAHAM, DEAN C & D S 5407 DUVALL DR BETHESDA MD 20816-1871	SAME
SMOAK, FREDERIC M & L H 5409 DUVALL DRIVE BETHESDA MD 20816	SAME
NEWMAN, KURT D & ALISON G 5411 DUVALL DR BETHESDA MD 20816-1871	SAME
GERACI, JOSEPH J & 5413 DUVALL DR BETHESDA MD 20816	SUSAN L BLANKENHEIMER 5413 DUVALL DR BETHESDA MD 20816
DE RYCKMAN, C M G TR 5415 DUVALL DR BETHESDA MD 20816-1871	SAME
DRISCOLL, PETER E 5417 DUVALL DR BETHESDA MD 20816	SAME
RAYMOND, ALLEN B & ELIZABETH S 5419 DUVALL DR BETHESDA MD 20816-1871	SAME
SUNLEY, EMIL M JR & J S 5421 DUVALL DRIVE BETHESDA MD 20816	SAME

DEOBALD, KIMBERLY H & BRIAN M 5310 ELLIOTT RD BETHESDA MD 20816-2911	SAME
HENREY, ROBERT J E ET AL 5313 ELLIOTT RD BETHESDA 20816	HENREY, ROBERT J E ET AL 349 N MAPLE AVE GREENWICH CT 06830-4710
KEATING, GEOFFREY T & K L 5310 FALMOUTH RD BETHESDA 20816	SAME
DENAULT, MARY N S W TR 5313 FALMOUTH RD BETHESDA MD 20816-2916	SAME
TACHMINDJI, DIANE E TRUSTEE 5314 FALMOUTH RD BETHESDA MD 20816-2915	SAME
BLANCHETTE, ROBERT W ET AL 5315 FALMOUTH RD BETHESDA MD 20816-2916	SAME

Attachment to HAWP for Westmoreland Hills:

I a. Description of Structure and Environmental Setting (including features, and significance)

On July 23, 1956, M-NCPPC purchased six World War II surplus prefabricated housing (barrack) structures from the Navy, and placed them in various "community" settings throughout Montgomery County Parks. M-NCPPC remodeled the structure, and placed it in a Park location to be used by the community (Westmoreland Hills). The other five structures were placed in Hillandale, Ken-Gar, Randolph Hills, and Wheaton Woods; the fifth location is unknown at this time. Westmoreland Hills building is a one story, wood frame structure with a shingle roof that provided 20' x 48' of covered meeting or recreational space for the community. The building is located at the entrance to the Westmoreland Hills Local Park, which features a playground, basketball and tennis courts, and baseball and softball fields, all sit within a 10-acre park setting.

I b. General description of the project and its effect on historic resources, (the environmental setting, and historic district)

Through the years, M-NCPPC offered the local Bethesda community use of the building through the Park Permit Office, but in the early 1990's usage of the building decreased, and in 1993 the M-NCPPC identified the Westmoreland building as an "Ancillary Building." An ancillary building is defined as a building, which no longer provides direct public use or support, and is often used by a third party operator, exclusively.

In 2007, M-NCPPC commissioned Facility Engineering Associates (FEA) to conduct a condition assessment of its 31 Recreation Buildings, and 9 Ancillary Buildings. The FEA determined the condition of the Westmoreland building as "poor," and recommended a structural evaluation also be conducted. The structural evaluation was conducted by FEA later that year (December 2007). Based on the extent and significant structural deterioration, FEA recommended the building for reconstruction, in lieu of component repair. The building was deemed no longer suitable for public use, and M-NCPPC closed the building on August 31, 2008 due to its poor condition and structural deterioration (see attached FEA Condition Assessment and Structural Evaluation Reports).

On January 15, 2009 (see attached Planning Board Staff Packet), staff recommended the demolition of the Westmoreland Ancillary building to the Montgomery County Planning Board. The Planning Board approved the demolition, but also allowed the Westmoreland Community 30 days to present compelling evidence opposing the FEA report, adding that the Commission will not spend any additional funds on the Westmoreland Ancillary Building. As of the date of the HAWP submittal, the community has not submitted a report, but may submit one no later than February 17, 2009, providing for the President's Day Holiday/weekend dates.

The Westmoreland Ancillary building has been found to be ineligible for local, Master Plan for Historic Preservation designation by the M-NCPPC Historic Preservation Staff, as an individual resource (see

**Montgomery County Department of Parks—Cultural Resources Stewardship Section
Finding of Eligibility Form**

Property Name: Inventory Number:

Address: City:

Zip code: USGS Topographic Map:

Tax Parcel #: Tax Map #: Tax Account ID #:

Site Visit by CRSS staff: yes no Name: Date:

Is the property located within a NR district? yes no Comments:

Is the property designated under the local Master Plan for Historic Preservation?
Individual Resource? yes no Comments:

Master Plan District? yes no Comments:

Is the property on the Locational Atlas and Inventory of Historic Sites?
Individual Resource? yes no Comments:

Locational Atlas District? yes no Comments:

If the property is none of the above

Eligible local resource? yes no Eligible local district? yes no
Criteria(from Chapter 24A): 1a 1b 1c 1d 2a 2b 2c 2d 2e

Eligible NR resource? yes no Eligible NR district? yes no
Criteria(from Chapter 24A): 1a 1b 1c 1d 2a 2b 2c 2d 2e

Does the property have sufficient historical integrity? yes no

Description of Property and Eligibility Determination *(Use additional sheet if necessary and attach map and photo)*

Although current tax assessment records note this structure was built in 1957, Westmoreland Hills was originally a prefabricated house that the Naval Ordnance Laboratory in White Oaks sold to the MNCPPC on July 23, 1956. Also known as the Naval Surface Warfare Center (NSWC), this agency was originally located at the Navy Yard in Washington, D.C. but relocated to 10903 New Hampshire Avenue in Silver Spring around 1944. When someone remarked to a Navy official during early 1945 that it seemed odd to be building the new laboratory at that time, as World War II was coming to a finale, a Navy official remarked, "That laboratory is not being built for *this* war". At this 712 acre wooded site the NSWC helped expedite the end of the war by conducting research on military guns, explosives, and of utmost importance, dissecting Germany's aircraft-laid magnetic-mine. It is plausible that the NSWC downloaded these prefabricated buildings to make way for more permanent structures necessary to ensure the safe keeping of sensitive research conducted during the Cold War years. The NSWC operated at White Oaks until 1997, when the property gained new tenants including the Food and Drug Administration and the U.S. Army.

Upon receiving six of these facilities in 1956, MNCPPC remodeled them to become "community buildings" in various recreational centers throughout Montgomery County.* Prior to World War II, what few built recreational facilities in the Montgomery County Park system were designed to emulate the rustic style structures found through the National Park Service. The labor and funds to construct these typically stone masonry and wooden facilities, such as Meadowbrook, was supplied by relief agencies such as the Works Progress Administration during the New Deal years of President Franklin D. Roosevelt. Although this style, also known as "parkitecture," continued to influence park design well into the 1950s, MNCPPC began to consider buying or accepting donated existing structures in the area and simply reconfigure them to facilitate recreational activities during the 1940s. Military housing surplus, for example, were a nice fit, as their shape could accommodate a large number of guests and its simplicity in material usage made it an affordable alternative to the lodges constructed in the 1930s. As

MNCPPC converted these old barracks, like Garrett Park Estates (WWI) and Hillandale, into inviting public structures, they opted to employ the ranch style design to integrate these park facilities into surrounding neighborhoods. This modern style, which originated in the mid-1930s, gained popularity in the post-war years as Americans became increasingly dependent on the automobile. With this new level of accessibility, Americans could move further away from the city into the suburbs and build spacious homes on larger lots of land. The maximized façade width of the Ranch style emphasized one's total acreage.

It should be noted that the availability of better transportation also opened the possibility of increasing attendance to county parks. Perhaps it was this realization that pushed MNCPPC to consider taking this surplus of prefabricated structures from the NSW. By accepting these temporary structures as donations, the agency could afford to reallocate funds to rehabilitate these facilities and quickly expand their repository of recreational centers. This move was critical as MNCPPC had acquired substantial land holdings throughout the county in the 1950s, such as the 10 acres that would become Westmoreland Hills Local Park in 1951. Until the prefab structures were situated on the grounds, there was no tangible evidence of the MNCPPC's presence in these parks.

The exterior façade was updated in the Ranch style, mimicking local homes by keeping within the same size and roofline, and then the interior space was converted into an area for recreational endeavors. To accomplish this goal, the MNCPPC staff members may have accessed the publications of National Recreation and Park Association of America for guidance. Experts who submitted design concepts for recreational facilities in *The Playground* often saw them more than purely static structures designed for athletic pursuits, but as multi-functional community centers open to the neighborhood. These purpose built recreational buildings were intended to become "the heart of the neighborhood life." Incidentally, in the 1938 revision of *Park and Recreational Structures* for the NPS, Albert Good added a new category of structures, Community Buildings. He too recognized that these buildings had no singular purpose, but could shelter a variety of activities, "social and recreational... educational and cultural." (75) In the end, the multiplicity of usage "would contribute toward making [community building] the neighborhood capitol." (665)

Yet, this building concept was relatively new. In 1928, according to L. H. Weir, author of *Parks: A Manual of Municipal and County Parks*, these structures on individual sites under the control of park and recreation authorities were "exceedingly few." (45) He stated, "a community house is a most valuable social-recreation asset even if not located on a playfield property." (Ibid) A park was not fully developed until the community house was integrated into the landscape. In designing a recreational building, it was suggested that considerations were made for supervision, circulation, flexibility, upkeep, and operating budget. (398-99) These issues, in reference to Westmoreland Hills, may have been predetermined to some degree since the facility was a prefab structure reallocated to MNCPPC.

Westmoreland Hills Community Building, as it was referred to in the 1973 MNCPPC Real Property Inventory, is located off of Elliott Drive. It is a one story stone and wood frame structure with a shingle roof. The plans for this facility were developed in December 1957 by S.O. Benning, who, of note, recognized on the General Development Plan there was a need to restore the Civil War Earthenworks (Battery Bailey, 35/032) and trim surrounding trees to preserve the vista of the Potomac River.

Westmoreland Hills maintains a 20' X 48' recreational room, a kitchen, a storage closet, and two restrooms. In addition, visitors to the facility will find close by drinking fountains, picnic tables, playground equipment, basketball and tennis courts, and baseball and softball fields. This building is the focal point of the Westmoreland Hills Local Park that encompasses 10 acres of land.

The facility is in relatively poor shape, thus its age and condition may limit its degree of usefulness to local citizens today. Because these buildings were, essentially, a quick fix for the lack of recreational facilities after World War II, the agency did not properly rehab them for the long haul. Once these facilities were disassembled and moved to our parks, MNCPPC chose to simply rebuild them on concrete pads which have expedited their demise through wood rot. Despite this fact, Westmoreland Hills represents an attempt by MNCPPC to expand its recreational capabilities in the Cold War years by accepting architectural surplus from the military. These prefab buildings were the focal point of the growth of our local parks in post-war Montgomery County.

*The original six prefab buildings became centers in Wheaton Woods, Ken-Gar, Hillandale, Westmoreland Hills, Randolph Hills; the sixth location is unknown at this time.

Prepared by: Cultural Resources Stewardship Division Staff

Date Prepared: 27 August 2008

Historic Preservation Staff Review

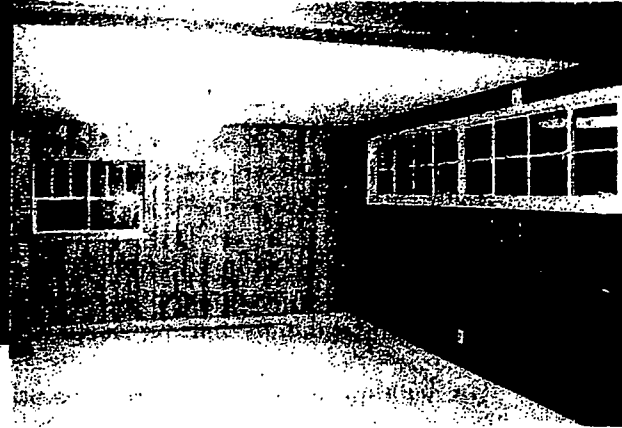
Eligibility Recommended yes no

Criteria: __ 1a __ 1b __ 1c __ 1d __ 2a __ 2b __ 2c __ 2d __ 2e

Comments: _____

Reviewer, Historic Preservation Section Date

Westmoreland Hills Local Park Recreation Building



Park Facility Code: E16

Center Address: 5315 Elliott Drive
Bethesda, Maryland 20816

Planning Area: 35

Region Area: South-Cabin John

Date Built: 1942 - Army Surplus Building
1955 - Acquired by M-NCPPC

Square Footage: 1,330

GPS: N 38.95187
W 77.10964

CRV: \$115,710

FCI: 0.2123

Discussion

The Westmoreland Hills Local Park Ancillary Building (Property E16) was built in 1942, and has a total area of 1,330 square feet. The building has a stone and vinyl exterior at each elevation.

It was reported that the exterior walls located behind the vinyl siding were rotting, and a mildew odor was noticed throughout the building. It was reported, but not visually observed by FEA, that the exterior walls were rotting and the building has been exposed to water infiltration, which is possibly compromising the integrity of the structure. We recommend a structural evaluation be performed to help determine the cause of the moisture infiltration, the extent of deterioration, and the integrity of the exterior wood walls. This type of investigation should include opening and observing the wall system construction, and noting the condition of the underlying structural elements. For budgeting purposes, we have included the replacement and refinishing of the exterior wood walls in 2007, but have not assumed a cost to repair or remediate any structural issues, which would need to be determined as part of the evaluation.

We also recommend that a mold evaluation and air sampling be performed at the time of the structural evaluation. This is so mold samples can be taken from inside the exterior wall cavity. Once the evaluation is complete, recommendations for remediation or repairs should be followed. Actual cost for repairs for any structural

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~~4~~

Westmoreland Hills Local Park Ancillary Building

findings is not included in capital expenditure forecast due to unknown problems. Any damage to the building prior to and after the evaluation should be repaired. Peeling paint was also observed on the exterior walls that we recommend be tested for lead before any exterior repairs are performed.

The asphalt-shingle roof was replaced in 1998, and has a total area of approximately 2,600 square feet. There were no reports of leaks in the roof, and none were observed during FEA's site visit.

The building has several various-sized steel frame windows, located at the exterior elevations. The facility has two exterior doors which were observed to be corroded and in overall poor condition. We recommend that these doors are replaced and, if necessary, painted in 2007.

Interior finishes in the building included wood paneling walls, drywall ceilings, vinyl floor tile in the main recreational room, kitchen, and restrooms. In general, the interior finishes were in fair condition. We recommend the interior wood wall paneling be stained for aesthetic reasons, provided the mold evaluation and air sampling test is conducted and determines that the paneling can remain.

Heating for the building is provided by a natural gas-fired furnace that was installed in 2002, and appeared to be in overall good condition. The six-gallon domestic water heater located in the mechanical room was not functioning and immediate replacement is recommended.

The building is equipped with a security access system that has been abandoned in place. The system was provided to monitor the interior spaces with door sensors and motion detectors. Fire and life safety elements include egress lighting and emergency exit lights. Replacement of the security and fire alarm system is recommended in 2007, as one project.

It was observed that the fire suppression supply line (from the domestic water supply) was not equipped with a backflow preventer. Although not required by code, we recommend that a backflow preventer is installed on the fire suppression water piping in 2007, to reduce potential health concerns with the domestic water serving the building. In addition, we noted that the main shut-off valve for the domestic water service is located prior to the tap for the fire suppression water line. Even though a fire suppression system is not required for the mechanical room, during times that the domestic water supply is closed, there would be no suppression water for a fire. We recommend the fire suppression water line is reconfigured to connect to the domestic water line prior to the main service shut-off valve, so fire suppression is available if needed.

Surface cracks were observed in the concrete sidewalk panels around the perimeter of the building. The cracks should be repaired to reduce the potential for further deterioration or tripping hazards.

FEA recommends that the domestic water provided from the city water system be tested every five years to ensure water quality. The sanitary system for the building is connected to public sewer. FEA recommends that the waste lines cleaned every three years.

Immediate Recommendations

The following projects were identified as immediate repairs or replacements, and are recommended for correction in 2007. Typically, projects recommended in 2007 (Year 1) are deficiencies, deferred maintenance items, code violations, or life safety issues.

12
5

**Westmoreland Hills Local Park
Ancillary Building**

Description	FCA Class	Total
Structural Investigation (Determine Integrity of Exterior Walls)	Life Safety	\$4,400
Replace Exterior Doors	Functionality	\$2,600
Prepare and Paint Exterior Doors	Aesthetics	\$200
Mold Evaluation and Air Sampling	Environmental	\$1,665
Replace Domestic Water Heater	Functionality	\$550
Domestic Water Testing	Functionality	\$500
Install Double-check BFP (3/4") for Fire Suppression System	Environmental	\$780
Reconfigure Fire Suppression Pipe for Connection Before Domestic Water Shut-off	Life Safety	\$1,000
Perform Electrical Inspection and Testing	Functionality	\$500
Replace Security and Fire Alarm System	Functionality	\$2,870
Repair Exterior Concrete Surface Cracks	Functionality	\$400
Clean Waste Lines	Functionality	\$700
Total		\$16,165

Summary

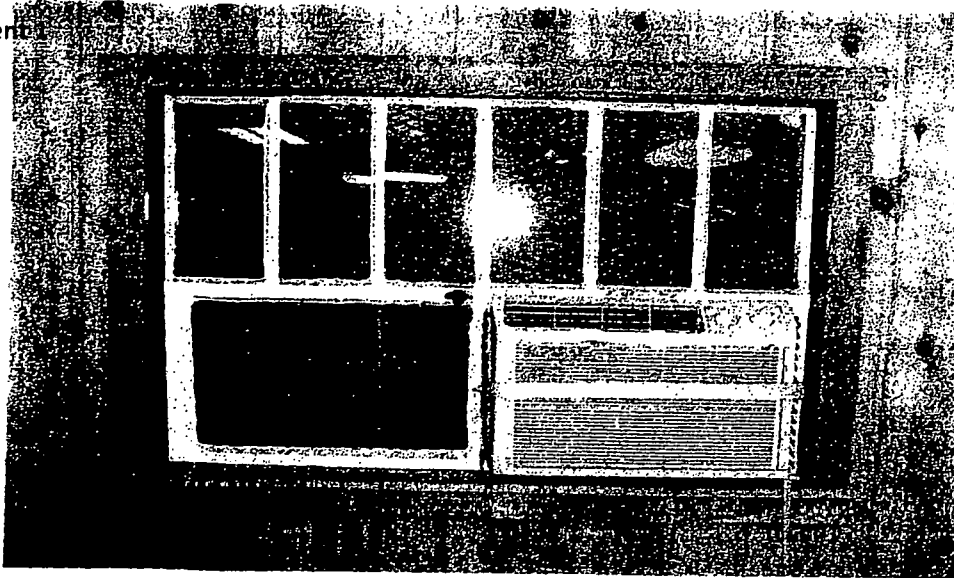
Overall, the Westmoreland Hills Local Park Ancillary Building was in poor condition.

The facility appeared to have active preventive maintenance programs implemented for the heating systems. There was no evidence of active maintenance programs for the exterior or interior building assets, or electrical and plumbing systems. The recommended preventive maintenance program for the Recreation and Ancillary Buildings advises that a building inspection is conducted at each facility every six months to visually observe and note conditions needing repair, for which work requests will be generated. The inspections should also include minimal maintenance on an as-needed basis, such as removing debris from roof gutters and drains, lubricating door and window hardware, and replacing interior lights.

In addition, our maintenance program recommendations include active recurring maintenance tasks for the exterior, interior, electrical, and plumbing components of the buildings.

The cleanliness of the building reflected a custodial level of moderately dingy.

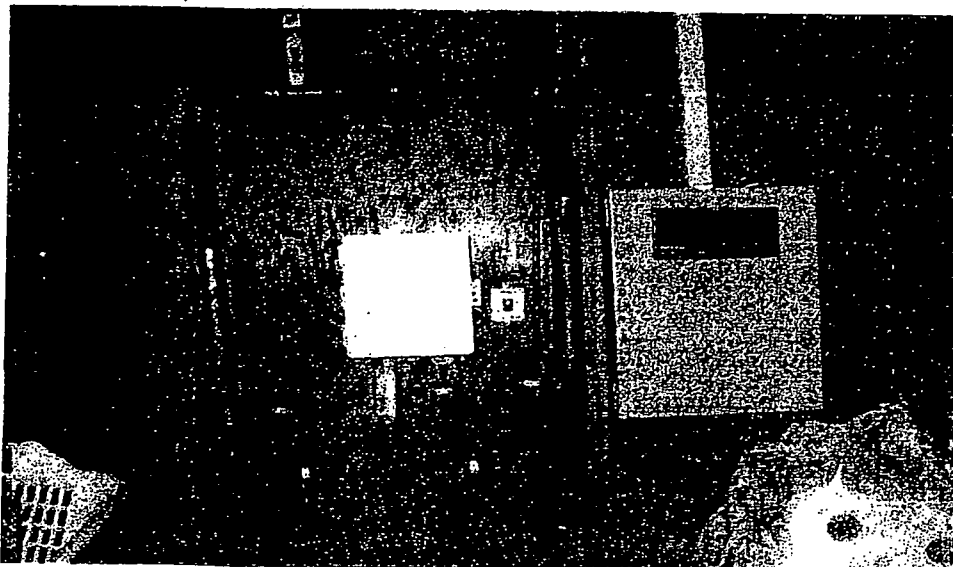
(13)
~~6~~



PHOTOGRAPH 1:
Painted Window with Air
Conditioner Unit



PHOTOGRAPH 2:
Non-operational Domestic
Water Heater



PHOTOGRAPH 3:
Abandoned Security System
in Building

E16 WESTMORELAND HILLS RECREATION BUILDING

Asset Tag	Description (Asset Definition)	Date Purchased	Months of Useful Life	Months of Remaining Life	Replacement Cost
Westmoreland Hills Local Park Recreation Building-B2010	Exterior Walls	1/1/1986	360	120	\$39,600
Westmoreland Hills Local Park Recreation Building-B2020	Exterior Windows	1/1/1942	540	-228	\$5,400
Westmoreland Hills Local Park Recreation Building-B2030	Exterior Doors	1/1/1942	300	-468	\$2,110
Westmoreland Hills Local Park Recreation Building-B3010	Roof Covering	1/1/1998	240	144	\$10,400
Westmoreland Hills Local Park Recreation Building-C1020	Interior Doors	1/1/1942	600	-168	\$1,600
Westmoreland Hills Local Park Recreation Building-C3010	Wall Finish	1/1/1942	360	-408	\$4,150
Westmoreland Hills Local Park Recreation Building-C3020	Floor Finish	1/1/1996	180	60	\$966
Westmoreland Hills Local Park Recreation Building-C3030	Ceiling Finish	1/1/1942	600	-168	\$1,932
Westmoreland Hills Local Park Recreation Building-D2010	Plumbing Fixtures	1/1/1996	900	780	\$2,900
Westmoreland Hills Local Park Recreation Building-D2020	Domestic Water Distribution	1/1/1955	900	288	\$9,530
Westmoreland Hills Local Park Recreation Building-D2030	Sanitary Waste	1/1/1955	900	288	\$6,630
Westmoreland Hills Local Park Recreation Building-D3020	Heat Generation	1/1/2002	216	168	\$1,300
Westmoreland Hills Local Park Recreation Building-D4010	Sprinklers	1/1/1985	600	348	\$500
Westmoreland Hills Local Park Recreation Building-D5010	Electrical Service and Distribution	1/1/1957	600	12	\$1,400
Westmoreland Hills Local Park Recreation Building-D5020	Lighting and Branch Wiring	1/1/1957	300	-312	\$15,800
Westmoreland Hills Local Park Recreation Building-D5030	Communications and Security	Unknown	180	0	\$2,870
Westmoreland Hills Local Park Recreation Building-G2030	Pedestrian Pavement	1/1/1955	600	-12	\$4,000
					\$110,108

E16 WESTMORELAND HILLS RECREATION BUILDING
ASSET DEFINITIONS

15
15

E16 WESTMORELAND HILLS RECREATION BUILDING

Title	Type	Category	EUL	RUL	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017 - 2021		2022 - 2026		Totals
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11 - 15	Year 16 - 20													
Replace Exterior Vinyl Siding	CIP	P - CR = Planned	30	2		\$4,600																						\$4,600	
Stone Repairs - Tuckpointing and Stone Replacement	Operating	P - RM = Planned	10	5																								\$770	
Structural Investigation (Determine Integrity of Exterior Walls)	CIP	P - EM = Planned	N/A	1		\$4,400																						\$4,400	
Replace Exterior Windows and Security Screens	CIP	P - CR = Planned	45	2		\$5,400																						\$5,400	
Replace Exterior Doors	CIP	P - CR = Planned	25	1		\$2,600																						\$2,600	
Prepare and Paint Exterior Doors	Operating	P - EM = Planned	5	1		\$200																						\$200	
Replace Asphalt-Shingle Roof	CIP	P - CR = Planned	20	12																								\$10,400	
Replace Interior Doors	CIP	P - CR = Planned	50	2		\$1,600																						\$1,600	
Prepare and Paint Interior Doors	Operating	P - RM = Planned	5	2		\$156																						\$156	
Prepare and Stain Interior Wood Wall Paneling	Operating	P - RM = Planned	10	2		\$1,875																						\$1,875	
Men's Restroom Renovation	CIP	P - CR = Planned	15	5																								\$1,800	
Women's Restroom Renovation	CIP	P - CR = Planned	15	5																								\$1,800	
Kitchen Renovation	CIP	P - CR = Planned	15	5																								\$1,930	
Mold Evaluation and Air Sampling	CIP	P - DM = Planned	N/A	1		\$1,665																						\$1,665	
Replace Interior Vinyl Floor Tile	CIP	P - CR = Planned	15	5																								\$2,660	
Prepare and Paint Interior Ceilings	Operating	P - RM = Planned	5	2		\$2,660																						\$2,660	
Replace Domestic Water Heater	CIP	P - CR = Planned	15	1		\$550																						\$550	
Plumbing Renovations	CIP	P - CR = Planned	50	10																								\$17,630	
Allowance for Plumbing Repairs	Operating	P - RM = Planned	5	4		\$732																						\$732	
Domestic Water Testing	Operating	P - RM = Planned	5	1		\$500																						\$500	
Replace Furnace	CIP	P - CR = Planned	18	14																								\$1,300	
Install Double-check BFP (3/4") for Fire Suppression System	CIP	P - EM = Planned	N/A	1		\$780																						\$780	
Reconfigure Fire Suppression Pipe for Connection Before Domestic Water Shut-off	CIP	P - EM = Planned	N/A	1		\$1,000																						\$1,000	
Replace Panelboard	CIP	P - CR = Planned	30	2		\$1,400																						\$500	
Perform Electrical Inspection and Testing	Operating	P - EM = Planned	3	1		\$500																						\$500	
Electrical Renovations	CIP	P - EM = Planned	30	10																								\$500	
Allowance for Electrical Repairs	Operating	P - RM = Planned	30	10		\$1,330																						\$1,330	
Replace Exterior Lighting	CIP	P - CR = Planned	25	4		\$2,500																						\$1,330	
Replace Security and Fire Alarm System	CIP	P - CR = Planned	15	1		\$2,870																						\$2,870	
Repair Exterior Concrete Surface Cracks	Operating	P - RM = Planned	3	1		\$400																						\$400	
Clean Water Lines	Operating	P - EM = Planned	3	1		\$700																						\$700	
Total (Present Value)							\$14,165	\$17,691	\$0	\$5,763	\$8,575	\$1,100	\$4,015	\$9	\$7,622	\$31,130	\$21,137	\$19,987	\$12,623									\$19,987	
Total (Including 2.5% Inflation)							\$16,165	\$18,133	\$0	\$6,205	\$9,465	\$1,245	\$4,457	\$8	\$8,379	\$31,437	\$21,437	\$19,437	\$12,437										\$19,437

E15 WESTMORELAND HILLS RECREATION BUILDING
FACILITY CONDITION ASSESSMENT PLANNED WORK REQUESTS

APPENDIX A: RANDOLPH HILLS PHOTOGRAPHS

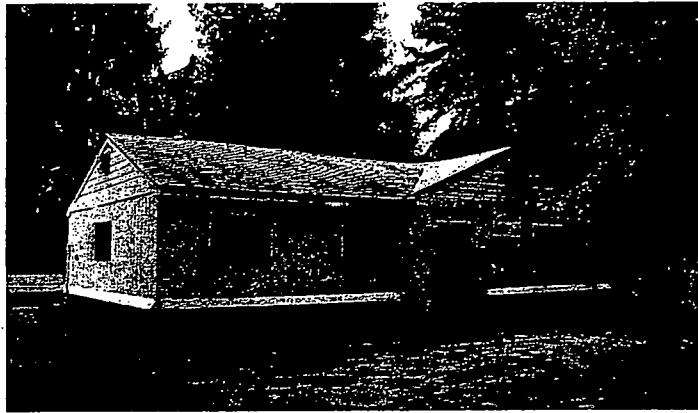


Figure A-1: Randolph Hills Recreation Building

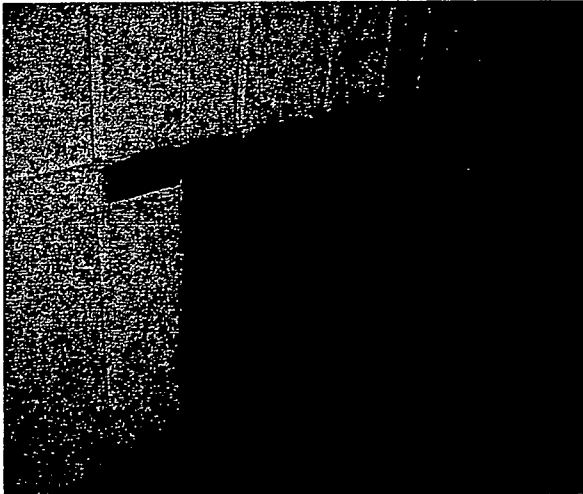


Figure A-2: Interior opening, South-West wall

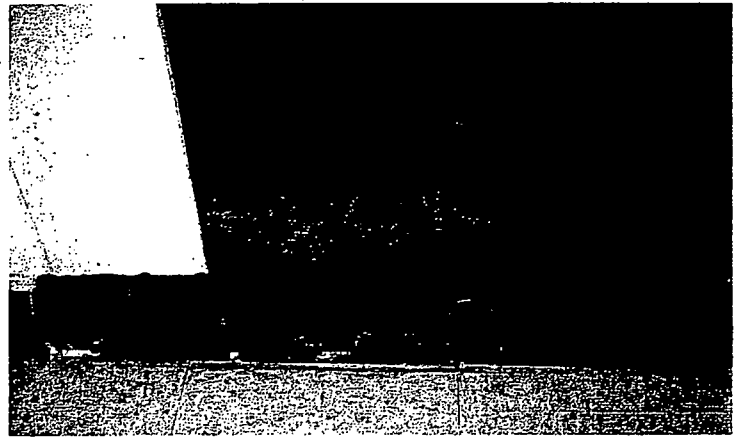


Figure A-3: Interior opening, South-West wall

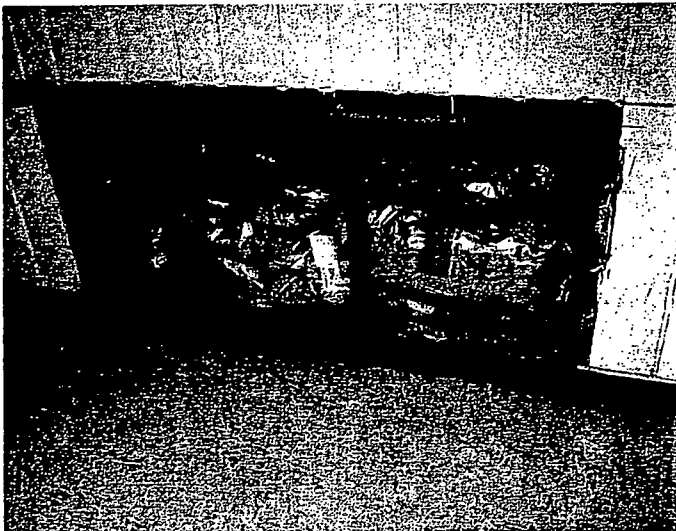


Figure A-4: Interior opening, North-East wall

Figure A-5: Interior opening, North-East wall



Figure A-6: Significant deterioration

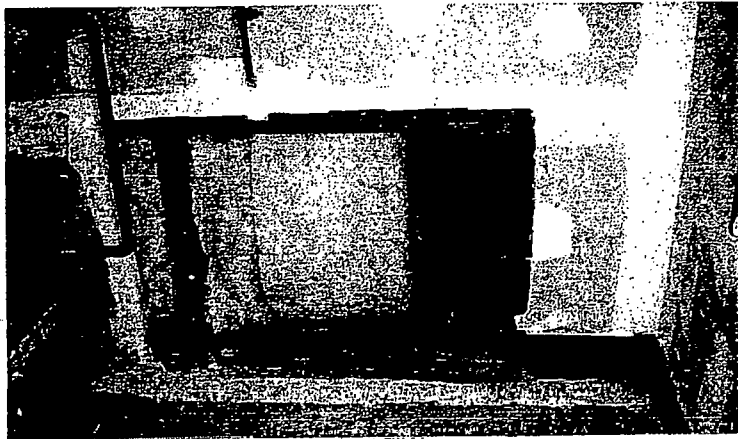


Figure A-7: Mechanical room wall opening



Figure A-8: Mechanical room wall opening

APPENDIX B: WESTMORELAND HILLS PHOTOGRAPHS

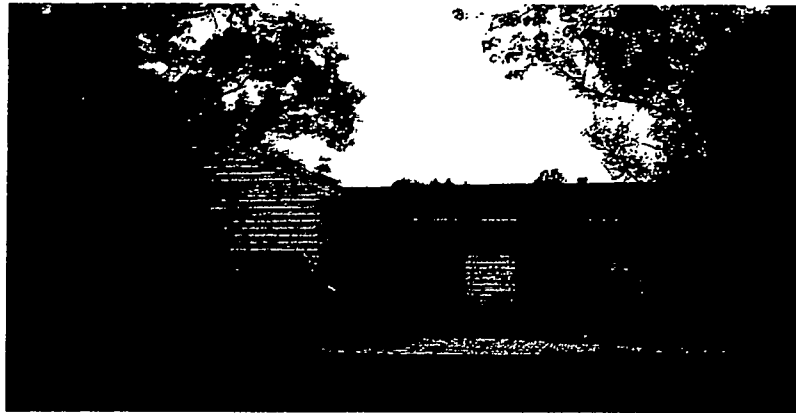


Figure B-1: Westmoreland Hills Recreation Building

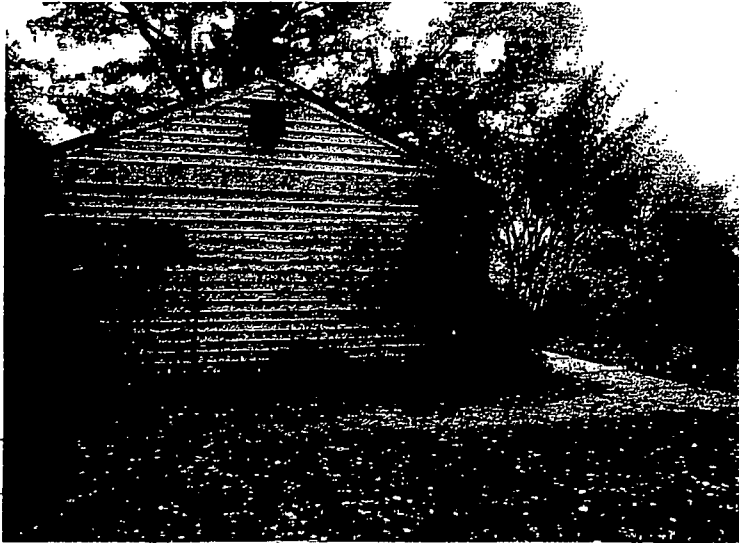


Figure B-2: North wall



Figure B-3: North wall exterior opening



Figure B-4: Interior opening, South of front door

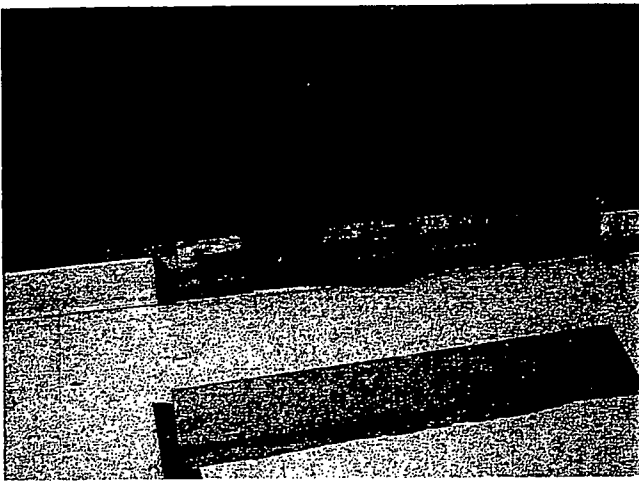


Figure B-5: Interior opening, South of front door

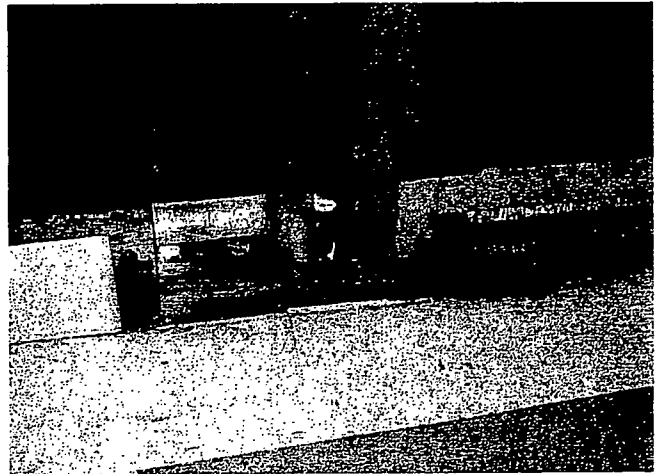


Figure B-6: Interior opening, East wall

Figure B-7: Interior opening, East wall

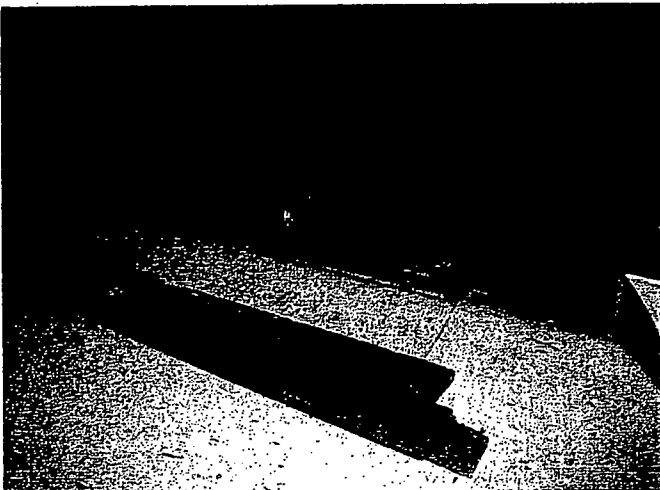


Figure B-7: Interior opening, North of front door

Figure B-8: Interior opening, North of front door

APPENDIX C: KEN-GAR PALISADES PHOTOGRAPHS



Figure C-1: Ken-Gar Palisades Recreation Building

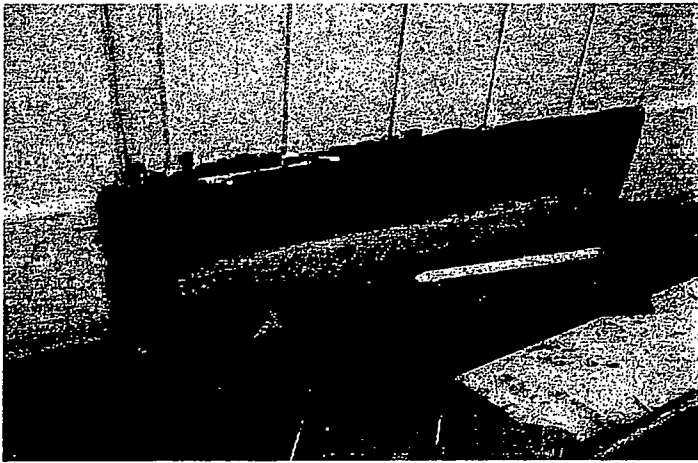


Figure C-2: Exterior wall opening, East wall



Figure C-3: Exterior opening, East wall



Figure C-4: Exterior opening, East wall

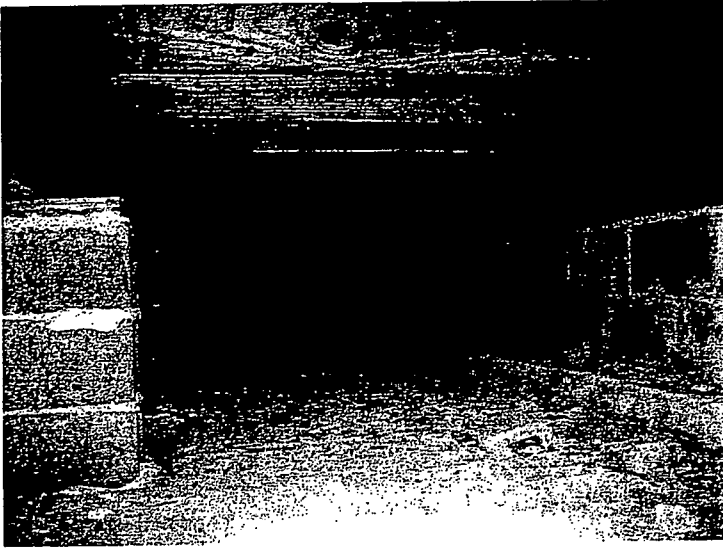


Figure C-6: Crawl space

Figure C-5: Roof framing in attic

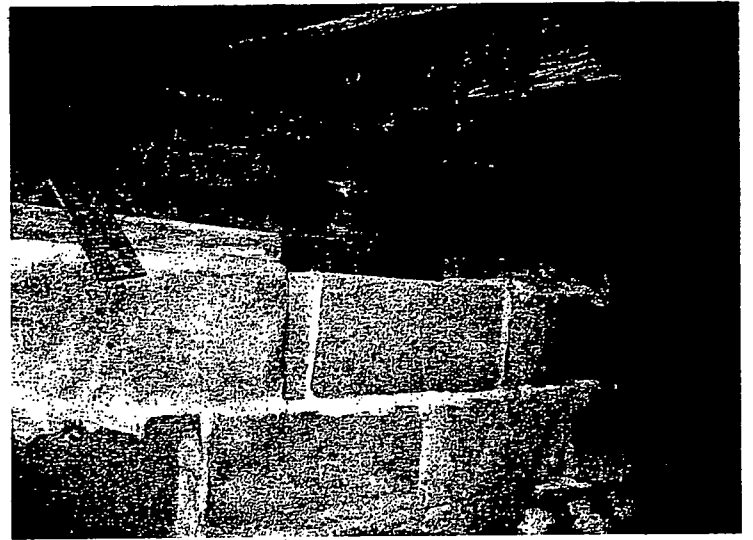


Figure C-7: Crawl space wall

***** HISTORIC SITE FORM *****

ATLAS # 35/032-000 HIST. NAME BATTERY BAILEY/CIVIL WAR ENTRY DATE 1
ADDRESS WESTMORELAND HILLS RECREATION CNTR.
OWNER MD-NATIONAL CAPITAL PARKS ADDRESS 8787 GEORGIA AVENUE
CITY SILVER SPRING STATE MD ZIP 20907 PHONE 301-5
TAX ACCOUNT # _____ TAX MAP # _____ MAP COORD _____
LOT/BLOCK _____ ACREAGE _____ ZONING _____ USE RECREATION CNTR./P
MASTER PLAN _____ CIVIC _____

**** DESCRIPTION/SIGNIFICANCE ****

CRITERIA _____ YEAR c 1860 COND FAIR _____ STYLE CIVIL WAR BATTER
FEATURES/INTEREST _____
ENVIR SETTING _____

**** ADMINISTRATIVE INFORMATION ****

STATUS MASTER PLAN _____
HIST PRES COMM REC _____ BOARD REC MASTER PLAN _____ COUNCIL ACTION MASTER P
HPC EVAL DATE _____ BOARD HEARING DATE 05/21/79 BOARD ACTION DATE 09/0
CC RES # 2-532 DATE 07/24/79 MNCPPC RES # 79-29 DATE 09/12/79

COMMENTS _____

MNCPPC HISTORIC PROPERTIES SUMMARY FORM

35/92

1. NAME: Battery Bailey Region: II
2. LOCATION: Westmoreland Hills Local Park
Chevy Chase, Maryland
3. ASSOCIATED PARK: Westmoreland Hills Local Park
4. CURRENT CONDITION: Fair, Altered, Original Site
5. DATE OR PERIOD: 1860's
6. DESCRIPTION:

These Civil War earthworks are situated on top of a hill overlooking Little Falls Branch and are constructed in a "C" shape facing north. Ramparts or trenches extend westward toward the creek and eastward. The battery contained six platforms for field guns in embrasure. There were no guns in barbette. The battery and approaches are overgrown with trees and brush. The sharp outlines of the battery have been rounded by time. There appear to be six cuts for embrasures in the ramparts although center embrasures are difficult to make out. The remains of the terrepleins are visible although they are not all intact. The remains of the platforms cannot be seen. There is an unidentified raised section in the center of the fort.

7. SIGNIFICANCE:

This battery was one of 93 unarmed batteries in the 34 mile circle of forts and batteries which surrounded Washington during the Civil War. Battery Bailey was named for Col. Guilford Bailey who was killed in action during the battle of Fair Oaks in 1862. Although gun embrasures are discernible, the battery apparently went unarmed and for the most part unmanned during the Civil War. There was no known action at Battery Bailey during the Civil War. Of the Civil War defenses of Washington which existed in Montgomery County, Battery Bailey is the only site remaining intact.

8. STATUS: On Master Plan for Historic Preservation
9. CATEGORY: Archaeological Site

What Comprises a Battery?

Battery - a fortification formed by moving earth or other materials into hill-like formations to protect artillery having the following components:

Parapet - an elevation of earth that protects soldiers from attack.

Terreplain - the level ground area on the interior of the battery.

Banquette - a step on the inside of the parapet where a soldier can stand to fire a weapon.

Embrasure - an opening in the parapet usually with a platform to permit the stabilization and firing of a large weapon.

Barbette - a raised platform that allows weapons to be fired over the parapet.

Defending the City of Washington

During the Civil War between 1861 and 1865, the Army of the Potomac had a two-fold mission: to defeat the Confederate Army and to defend the City of Washington against enemy attack. To prepare for the possibility of enemy attack, military fortifications connected by lines of earthworks or batteries were constructed on hastily chosen sites around the perimeter of the City at approximately one half mile intervals. By 1864, the defenses of Washington consisted of over 150 enclosed forts and batteries.

The most westerly fort of the line was Fort Sumner, named for General Edwin Vose Sumner, Corps Commander, Army of the Potomac. Forts Sumner and Mansfield and their connecting batteries, including Battery Bailey, were constructed to guard the receiving reservoir of the Washington Aqueduct and the Potomac River shoreline.

By the end of the War, lest History repeat itself, Army engineers recommended that Washington keep some of its defenses in order. Initially, some 25 installations, including Fort Sumner, were deemed worthy of retention with the possibility that the list be further shortened in the future. As the list continued to dwindle and properties returned to rightful owners, time and weather worked to diminish the batteries.

PARAPET

TERREPLAIN

BANQUETTE

EMBRASURE

BARBETTE

**COL. GUILFORD DUDLEY BAILEY, THE FALLEN UNION OFFICER FOR WHOM THE
BATTERY WAS NAMED**

Born June 4, 1834 in Martinsburg, New York, this 1856 West Point graduate returned to his alma mater as an instructor following a tour of duty in the west and midwest. At the outbreak of the Civil War, Bailey organized the First Regiment New York State Volunteer Artillery and was appointed its Colonel on September 25, 1861. During the Battle of Seven Pines near Williamsburg, Virginia, on May 31, 1862, Col. Bailey was killed instantly at the tragic young age of 28.

HISTORIC MARKER

BATTERY BAILEY

During the Civil War, fortifications were built around the perimeter of Washington to defend the City from attack by the Confederate Army. To safeguard the city's water supply, Forts Sumner and Mansfield and a string of connecting batteries including Battery Bailey were constructed providing protection to the receiving reservoir of the Washington Aqueduct and the Potomac River shoreline. Battery Bailey, named for Colonel Guilford D. Bailey of the Union Army, is the sole remnant of the defenses of Washington in Montgomery County. After the war, the property returned to Samuel Shoemaker, Jr. who sold it to Joseph Collins in 1874. The Maryland-National Capital Park and Planning Commission purchased the property from the Collins family in 1951.

Montgomery County Park Commission

Department of Parks

*Text for bronze marker
- to be installed near
parking lot.*

HISTORIC MARKER

(34)

- 35/14 Montgomery County Farm Women's Cooperative, Bethesda
 - 1935--long, narrow 1½ story frame building with a hipped roof.
 - Started as a depression self-help project by upper county farm families.
- 35/23 Cabin John Hotel Gas House, Cabin John
 - 1880-95--small square brick building with A-roof.
 - Only structure remaining of the Cabin John Hotel resort complex, a favorite of Washingtonians from 1890-1910.
- 35/25 *Clara Barton House, Glen Echo (U.S. Department of the Interior)
 - 1891-92--"Steamboat gothic" large frame house with Victorian detailing.
 - Headquarters of American Red Cross and home for Red Cross founder Clara Barton.
- 35/32 Battery Bailey/Civil War Earthworks (M-NCPPC)
 - 1860's--overgrown battery which could hold field guns; trenches, cuts and terrepleins are visible.
 - The only one of a series of forts, batteries and entrenchments, built to protect the Capitol from Confederate attack, which remains in the County.
- 35/35 *Milton, Bethesda
 - 19th century--stone house of uncoursed granite built in several stages; oldest 1½ story, 1847 main block and 1½ story wing.
 - Associated with the Loughborough family, active in government and military affairs.
- 35/37 *Cabin John Aqueduct, Cabin John (U.S. Government)
 - 1859-63--single arch bridge of Seneca Sandstone, containing a water conduit.
 - Designed by Montgomery Meigs, in continuous use since its construction was planned to prevent a water shortage in the Capitol City.
- 35/38 **"In the Woods," Chevy Chase (Addendum to M-NCPPC Atlas)
 - Gardens 1906; house 1910--2 story house of hollow tile covered with stucco and surrounded by collection of mature plants in a naturalistic setting.
 - House built and gardens planned and executed by world famous plant explorer and horticulturist, David Fairchild.
- 36/1 *National Park Seminary Historic District (U.S. Army)
 - 1890-1916--20 buildings of varying size and architectural quality, sited on both sides of a steep wooded ravine to produce an architectural "folly."
 - Beginning life as a resort hotel, the complex was converted into a finishing school for girls.

ACHS SUMMARY FORM

1. Name Battery Bailey/Civil War Earthworks

2. Planning Area/Site Number 35/32

3. MNCPPC Atlas Reference

Map 21 Coordinate A-16

4. Address Westmoreland Hills Recreation Center
Little Falls

5. Classification Summary

Category site

Ownership public

Public Acquisition --

Status unoccupied

Accessible yes; unrestricted

Present use recreation center/park

Previous Survey Recording M-NCPCC Federal State XX County XX Local

6. Date 1860s

7. Original Owner Union Army

8. Apparent Condition

a. fair

c. original site

b. unaltered

9. Description: The battery is atop a hill overlooking Little Falls Branch & 1 constructed in a "C" shape facing north. It contained 6 platforms for field guns in embrasure; ramparts or trenches extended westward toward the creek and eastward to Fort Mansfield.

Today, the battery & approaches are overgrown with trees and brush. The sharp outlines of the battery have been rounded by time. There appear to be 6 cuts for embrasures in the ramparts, and the remains of the terrepleins are visible.

10. Significance: One of President Lincoln's many concerns during the first months of the Civil War was that the Rebels would capture Washington. To fortify the capital, a series of forts, batteries and entrenchments were constructed around the city; this defensive perimeter eventually totaled 34 miles in circumference.

Battery Bailey was named for Col. Guilford D. Bailey, killed in the battle at Fair Oaks in 1862.

Battery Bailey was left unmanned, as it was difficult to assault through the narrow creek and valley. There was no action here during the Civil War.

Battery Bailey is the only Civil War fortification remaining in Montgomery County.

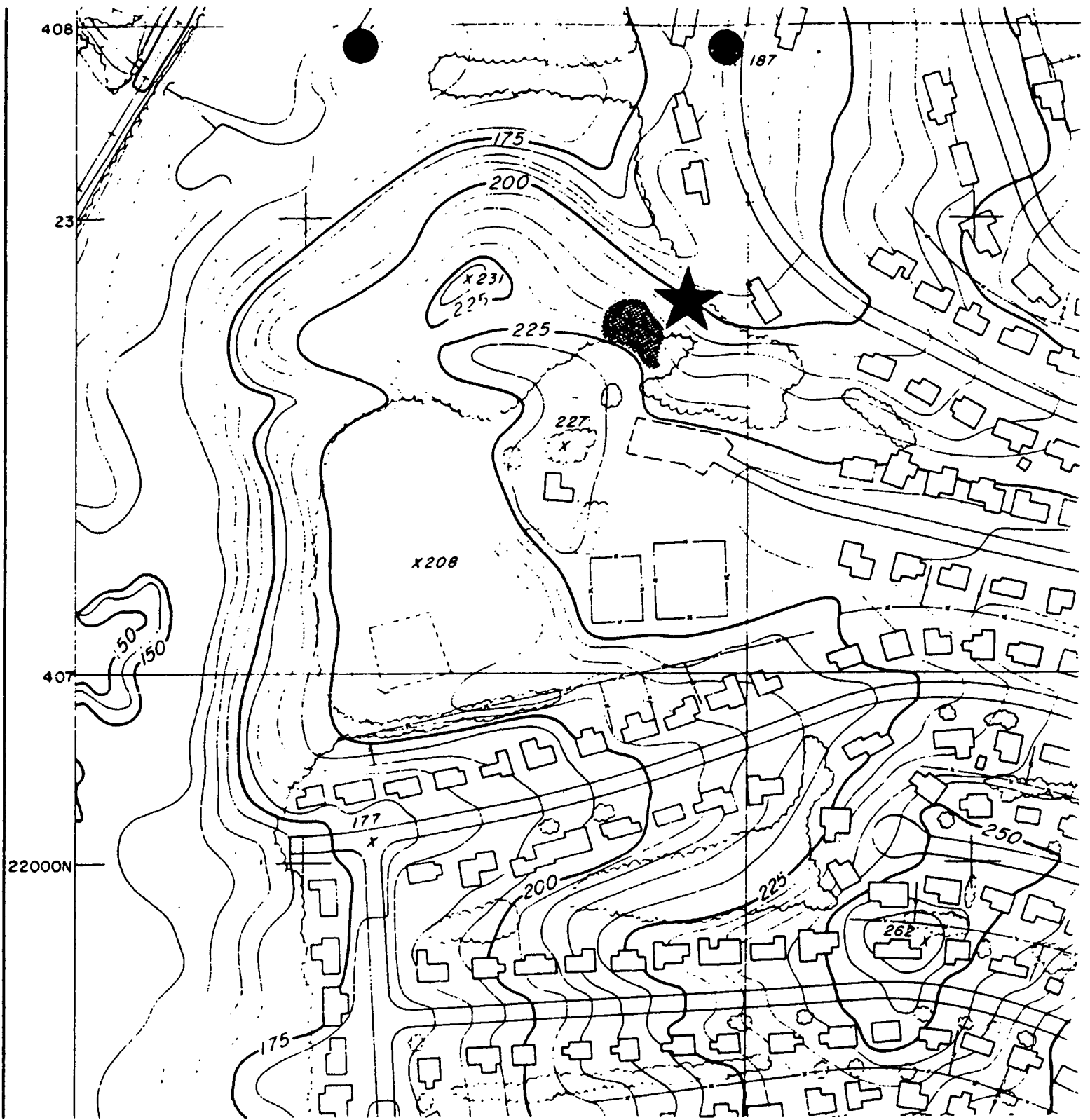
11. Date researched and researcher June 1978

Robert A. Jones

12. Compiler
Eileen McGuckian

13. Date Compiled
December 1978

14. Designation
Approval

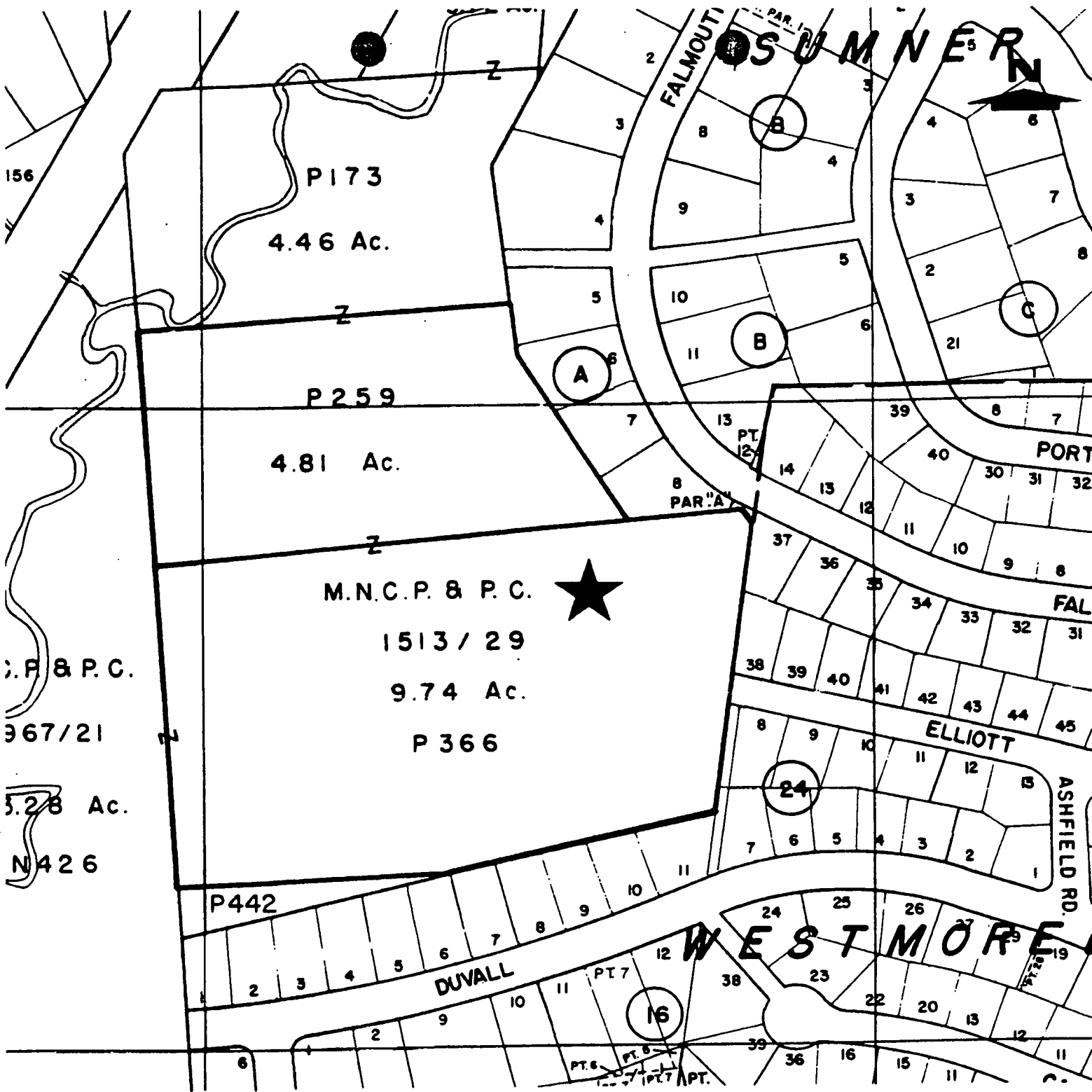


**CIVIL WAR EARTHWORKS
SITE 35/32**

Scale: 1"=200'



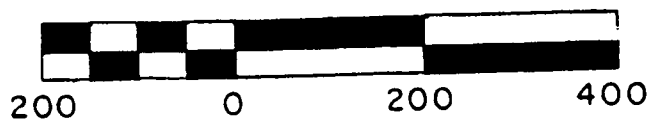
5315 Elliott Road
Bethesda, MD, 20816



**CIVIL WAR EARTHWORKS
SITE 35/32**

5315 Elliot Road
Bethesda, MD 20816

Scale: 1"=200'



INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Battery Bailey

AND/OR COMMON

Civil War Earthworks (Site 35/32 P/A Historic Sites in Montgomery Coun

2 LOCATION

STREET & NUMBER

Westmoreland Hills Recreation Center

CONGRESSIONAL DISTRICT

CITY, TOWN

Little Falls in Westmoreland Hills

8

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER

4 OWNER OF PROPERTY

NAME

M-NCPPC

Telephone #: 582-1480

STREET & NUMBER

8787 Georgia Avenue

CITY, TOWN

Silver Spring

VICINITY OF

STATE, zip code

Maryland 20907

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 1513

Folio #: 29

10.135 A

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

FEDERAL X STATE X COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW					
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1860s BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

One of Lincoln's many concerns during the first months of the Civil War was that the Rebels would march upon and capture Washington. To fortify Washington, a series of forts, batteries and entrenchments were constructed around the city. This defensive perimeter eventually totaled thirty-four miles in circumference.

Battery Bailey was named for Col. Guilford D. Bailey,¹ attached to the Fourth Corps, Second Division, the latter under command of Brig. Gen. Silas Casey. Col. Bailey was Casey's Chief of Artillery during the battle at Fair Oaks, May 31, 1862. He was shot from his horse with a bullet through his head while ordering guns of Battery A, 1st New York Artillery stationed in the redoubt off the Williamsburg Stage Road to be spiked. The redoubt was being overrun by Confederate Brig. Gen. Rain's brigade.²

Battery Bailey was left unmanned, as it was difficult to assault through the narrow creek and valley. There was no action at Battery Bailey during the Civil War.

Many of these fortifications have been taken down to make way for housing and roads. Although some sites are preserved in the District of Columbia and Virginia (Forts Stevens, Ward, Marcy), none are preserved in Montgomery County. In fact, only a small segment of the defensive perimeter was in the County. It extended from the Potomac River just above the Defense Mapping Agency Topographic Center across Little Falls Parkway to River Road at Western Avenue. Forts Sumner, Mansfield and Simmons and Batteries Alexander and Eason are gone. The only remaining site is Battery Bailey. This battery should be reconstructed and preserved as part of Montgomery County's contribution to the defense of nation's Capitol.

Footnotes:

1. Interview with Mark Carrol, Historian, National Park Service, May 1972.
2. Civil War Times Illustrated, Vol. XII, No. 5, August 1973 "Stalemate at Seven Pines" by Charles F. Bryan, Jr.

CONTINUE ON SEPARATE SHEET IF NECESSARY

MAJOR BIBLIOGRAPHICAL REFERENCES

1. "The Defenses of Washington 1861 - 1865" by Stankey W. McClure, U.S. Department of Interior, National Park Service, 1957.
2. Battles and Leaders, Vol. 2, reprinted 1956, Yoseloff Publishing Co.
3. Interview with Mark Carrol, Historian, National Park Service, May 1978
4. Civil War Times Illustrated, Vol. XII, No. 5, August 1973, "Stalemate at Seven Pines" by Charles F. Bryan, Jr.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

See attached photos. Originals on file with Robert A. Jones

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Robert A. Jones

ORGANIZATION

Sugarloaf Regional Trails

DATE

June 1, 1978

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: ~~Maryland Historical Trust~~
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

SUGARLOAF REGIONAL TRAILS
 Box 87, Strongfield
 Dickerson, Md. 20753
 (301) 926-4510

35/32

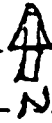
Civil War Earthworks

per M. Dwyer's F.C.

51

LITTLE FALLS BRANCH

Bridge

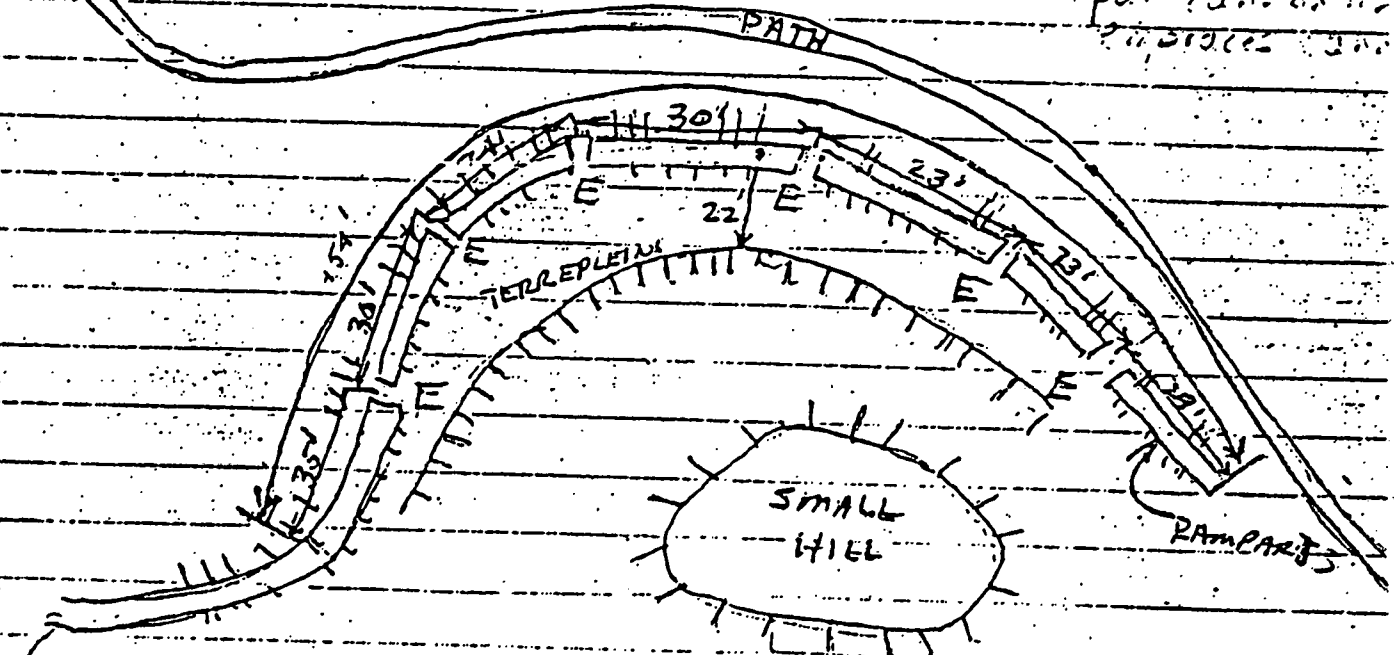


all dim are approx.

E = EMBRASURES

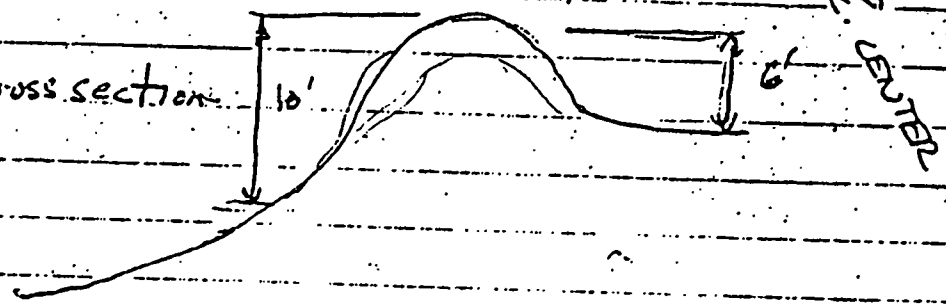
(round out top, then cut) but put in on the outside

PATH

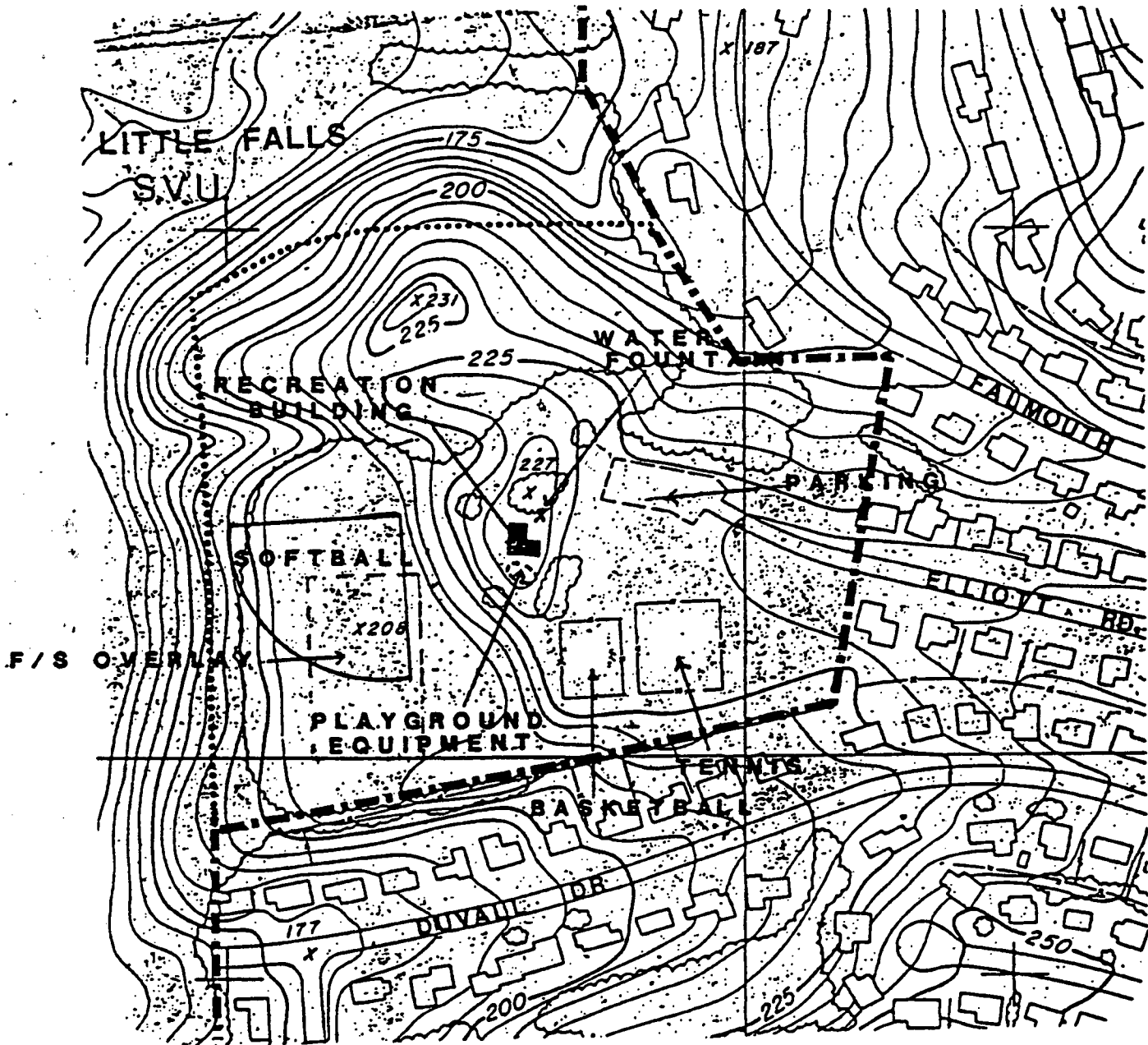


TRENCHS
OR
MORE RAMPARTS

Typical cross section



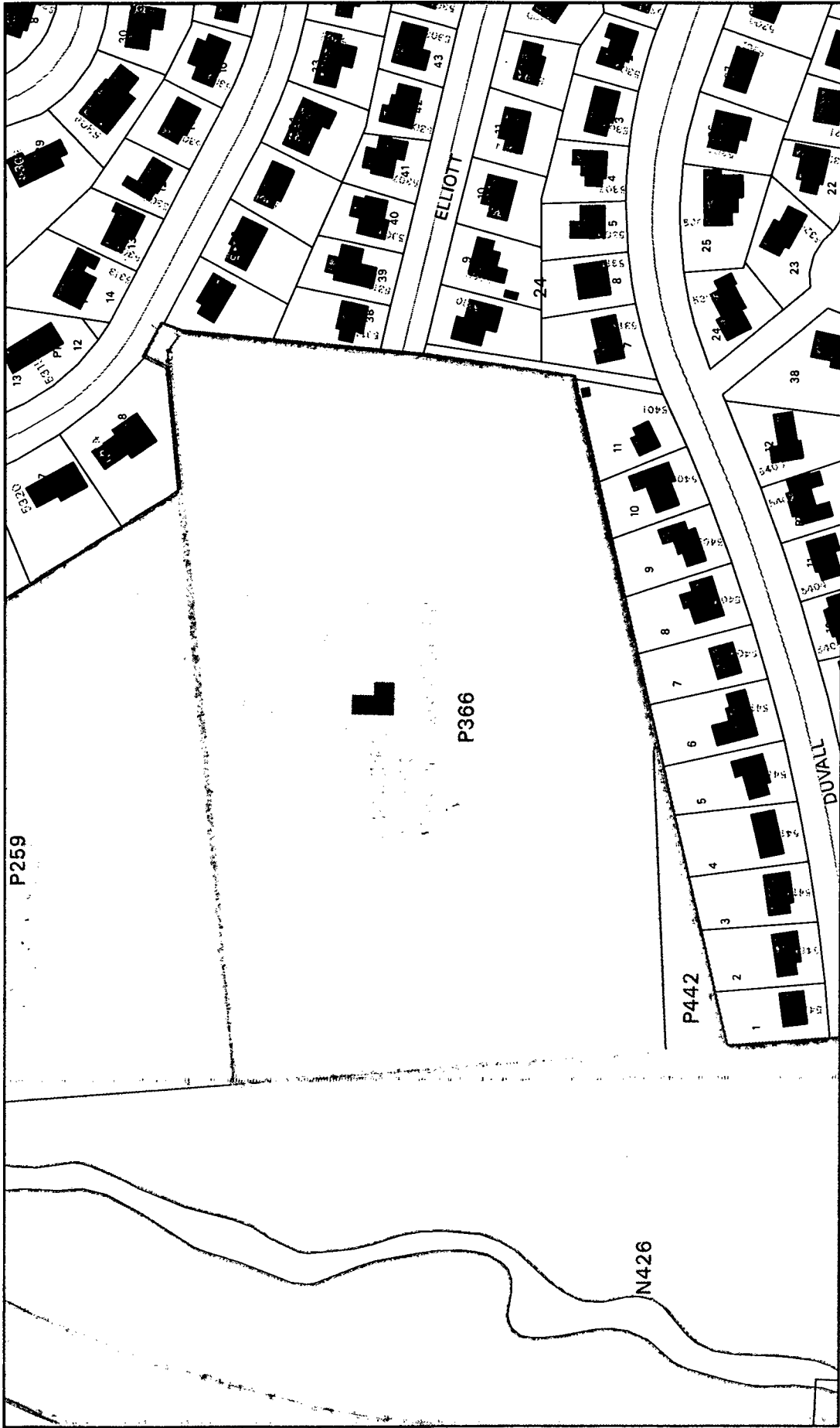
WESTMORELAND L.P.



MNCPPC

	ACREAGE	10.1	
	FACILITY CODE	E16	

5315 ELLIOTT ROAD



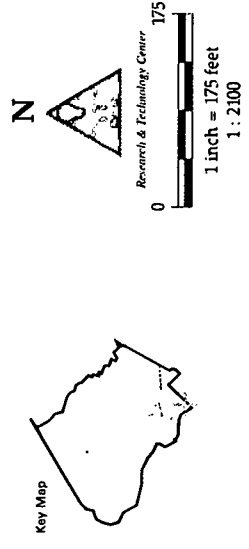
Map compiled on February 09, 2009 at 11:51 AM | Site located on base sheet no - 206NW05

NOTICE

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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8707 Georgia Avenue - Silver Spring, Maryland 20910-3700



34

5315 ELLIOTT ROAD



Map compiled on February 09, 2009 at 12:05 PM | Site located on base sheet no. - 206NW05 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

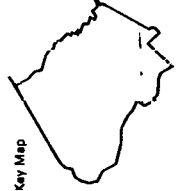
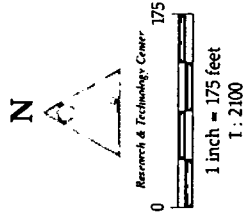
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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-1700



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Photo #1

View from parking area looking towards front east entrance of building.



Photo #2

Close up view looking towards front east entrance
of building.

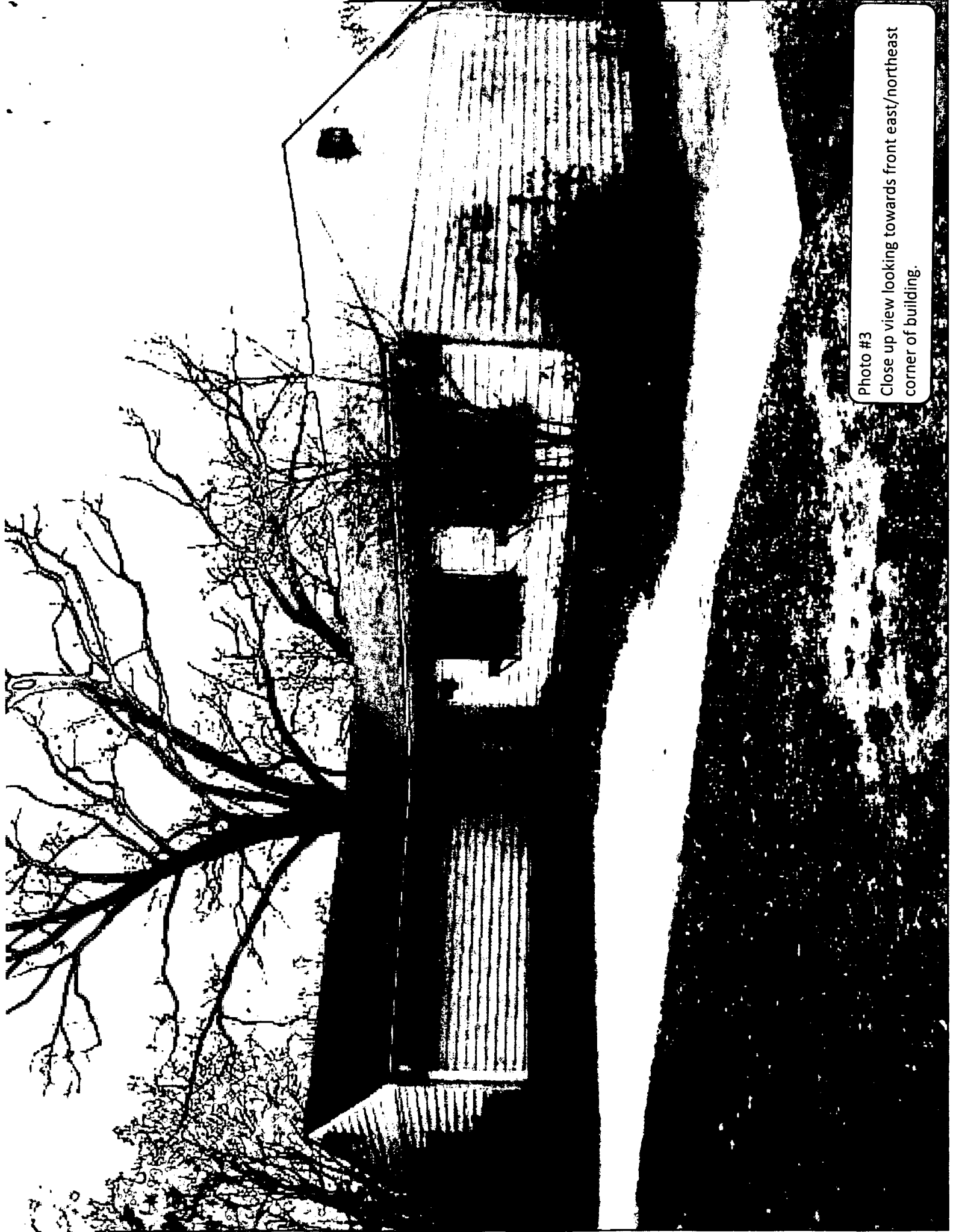


Photo #3

Close up view looking towards front east/northeast corner of building.

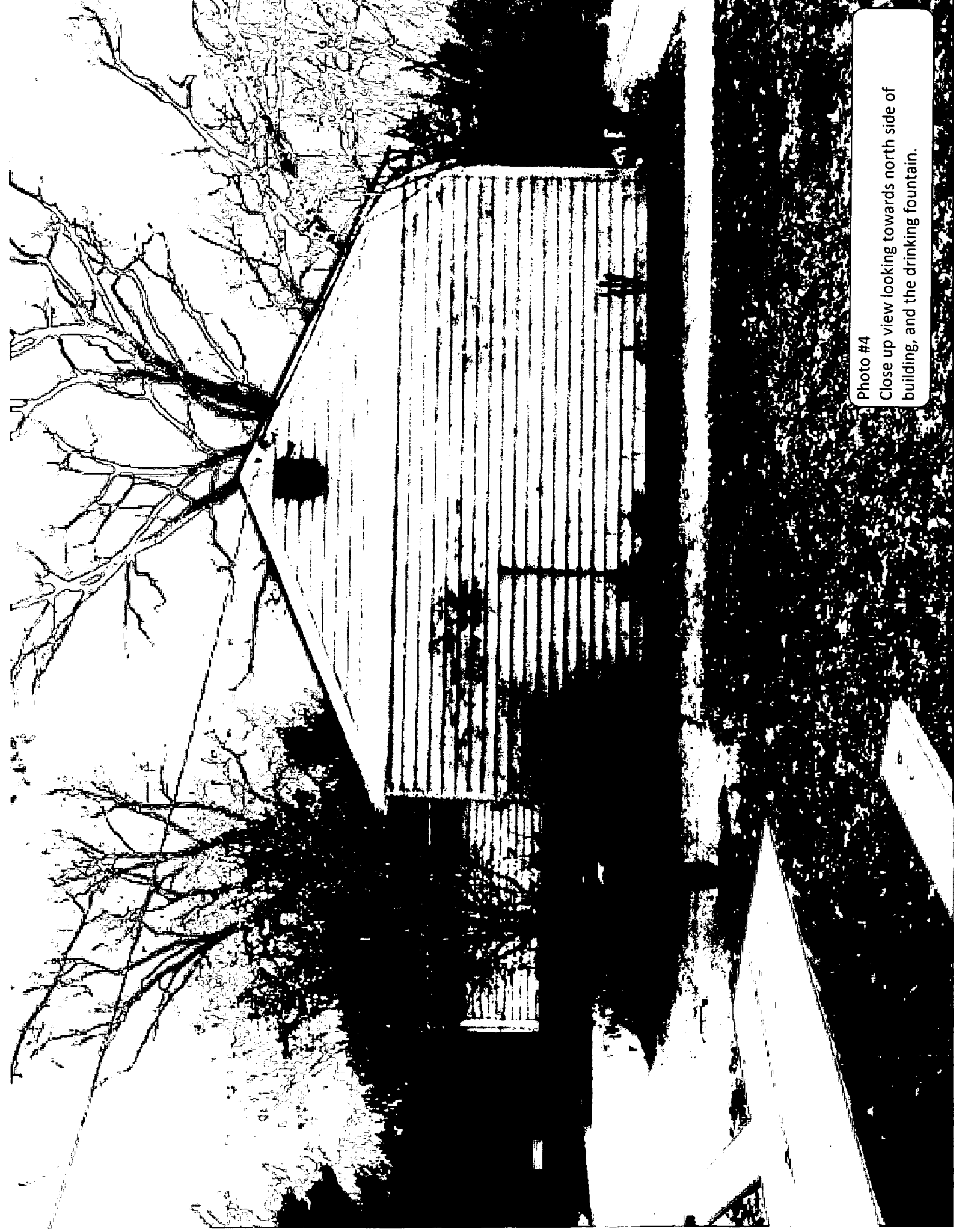


Photo #4

Close up view looking towards north side of building, and the drinking fountain.

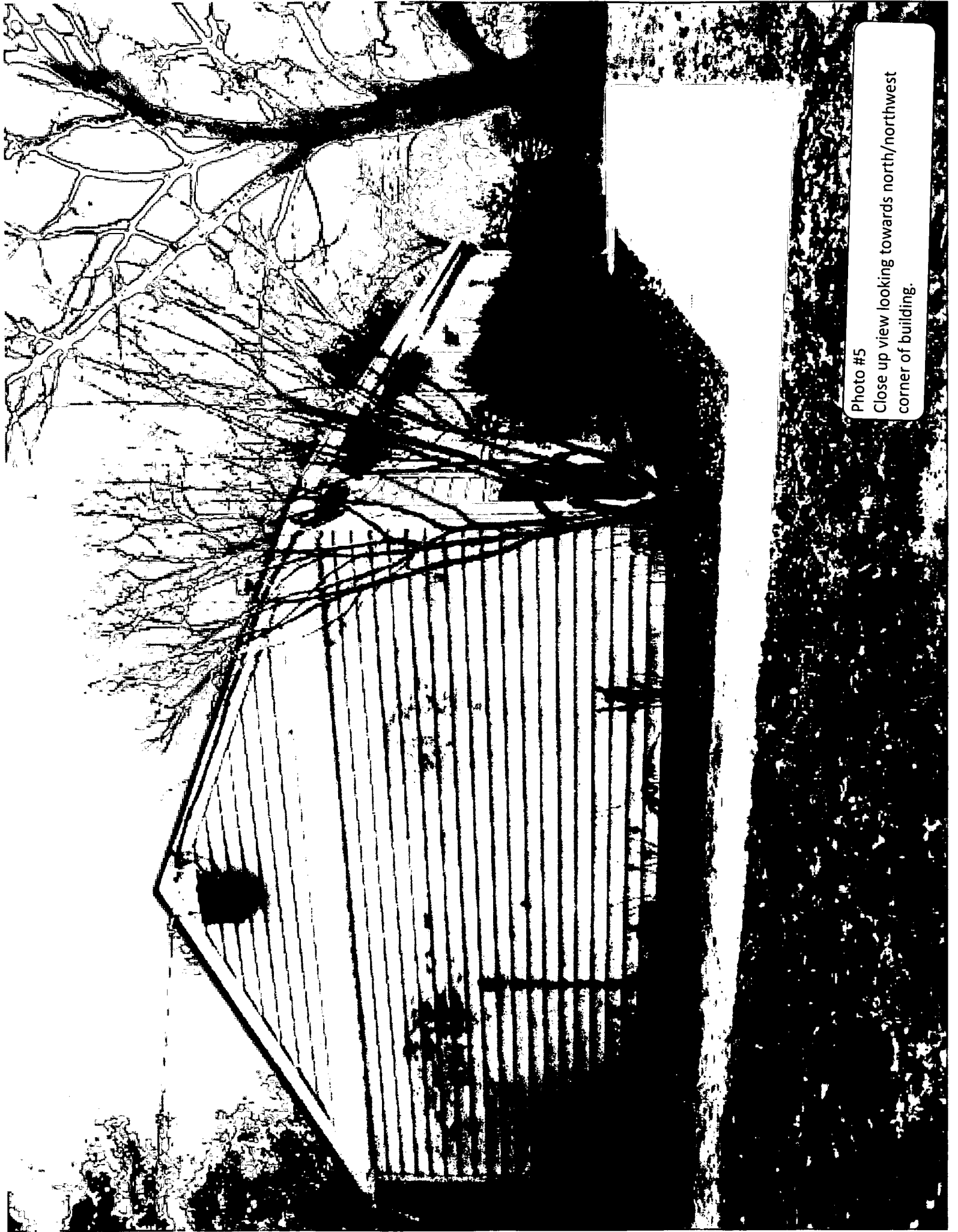


Photo #5

Close up view looking towards north/northwest corner of building.



Photo #6

Close up view looking towards west side of building.



Photo # 7

View of interior East Front Wall opening to view structural conditions.



Photo #8

View of Interior West Rear Wall opening to view structural conditions.