

NATIONAL PACIFIC SEMINAR  
APR 1991 RETURN OF EXCESS

B.S. C.D. Ind. Sins

**ROUTING AND TRANSMITTAL SLIP**

Date

21 May 91

TO: (Name, office symbol, room number, building, Agency/Post)

Initials

Date

- 1. Glenn Kreger ✓
- 2. Gwen
- 3.
- 4.
- 5.

Action	File	Note and Return
Approval	For Clearance	Per Conversation
As Requested	For Correction	Prepare Reply
Circulate	For Your Information	See Me
Comment	Investigate	Signature
Coordination	Justify	

**REMARKS**

Here is the copy of the memo sent to HQDA to excess the Historical District.

IF you have any questions, please call MRS. Michelle C. Pindell on (202) 576-0689/90

DO NOT use this form as a RECORD of approvals, concurrences, disposals, clearances, and similar actions

FROM: (Name, org. symbol, Agency/Post)  
 Michelle Pindell

Room No.—Bldg.  
 Phone No.



REPLY TO  
ATTENTION OF

DEPARTMENT OF THE ARMY  
WALTER REED ARMY MEDICAL CENTER  
WASHINGTON, DC 20307-5001



HSHL-EH

26 APR 1991

MEMORANDUM TO HQDA (DAEN-ZCI) Washington, D.C. 20310-2600

THRU Army Corps of Engineers, Real Estate Division, P.O. Box 1715  
Baltimore, Maryland 21203-1715

SUBJECT: Report of Excess

1. Reference:

a. AR 420-17, Real Property and Resource Management, Sec. 6,  
4-34(a).

b. AR 405-90, Disposal of Real Estate, Chapter 2,2-1 and  
Appendix B.

2. The Walter Reed Army Medical Center (WRAMC) is recommending the Historical District located at the Forest Glen Annex be excessed. The 24.9 acres are no longer needed to support current missions, authorized future missions, or mobilization. It is considered a National Historical Place which contains 19 buildings that are listed on the National Historical Register.

3. The United States presently exercises exclusive legislative jurisdiction over the WRAMC Forest Glen Annex.

4. Congresswoman Morella has expressed a great deal of interest in the past in maintaining the historical buildings at the Forest Glen Annex. We had a discussion on 22 January 1991 on this matter and other subjects. As a result of this conversation, I sent a letter dated 7 February 1991 in which I stated that I would consider excessing the historical area and that I concur with the community's proposal to transfer the historical area to another agency.

5. Montgomery County has also expressed interest in this area. Mr. Neil Potter, County Executive and his staff will be visiting the Historical District, especially Building 101, on 29 April 1991.

6. The current condition of the buildings to be excessed is deteriorating to the point that it is hazardous to life and property and cannot be repaired or maintained at our justifiable cost. The area has 24.9 acres which include 38% wetlands.

HSHL-EH  
SUBJECT: Report of Excess

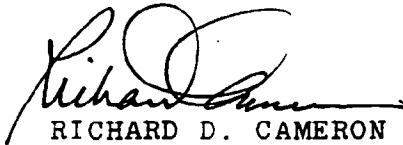
7. Although friable asbestos and polychlorinated biphenyls (PCB's) are known to exist, the property contains no known hazardous substance defined in the Comprehensive Environmental Response Compensation and Liability Act (42 USC 9601) as amended.

8. A memorandum dated 2 February 1989, on the Forest Glen Historical District Closure Plan was sent to all the Tenant activities located in the historical area stating that the area will be excessed and they will have to move out.

9. Site maps and existing maps of the Forest Glen Annex, Historical District are attached and highlighted.

10. If you have any questions concerning this matter, please contact Mrs. Michelle C. Pindell, Real Property Technician or Mr. John G. Miller, Chief, Planning and Environmental Division on commercial (202) 576-0089/90 or Autovon 291-0089/90.

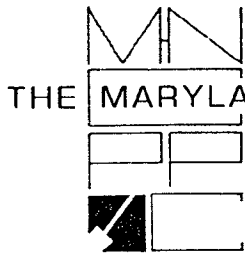
Enclosures  
as



RICHARD D. CAMERON  
Major General, USA  
Commanding

Copy furnished:  
Mr. Bill Truxaw (HSC)

Gwen M



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board  
Office of the Chairman

May 24, 1991

Mr. Reginald W. Griffith  
Executive Director  
National Capital Planning Commission  
1325 G Street, N.W.  
Washington, D.C. 20576

Dear Mr. Griffith:

At the regular meeting of the Montgomery County Planning Board on May 23, 1991, we reviewed the proposed Federal Capital Improvements Program for the National Capital Region, FYs 1992-1996 and approved the staff report which accompanies this letter with the revisions indicated below.

The Planning Board's major concerns relate to the projects proposed by the Department of the Army for the Walter Reed Army Medical Center (WRAMC) in Forest Glen. We support staff's recommendation to defer these projects so that the Army can revise its master plan to address the issues identified in the Planning Board's letter of March 18, 1991. The letter, which is enclosed for your reference, conveys the Planning Board's recommendations regarding the Army's revised master plan for the WRAMC.

We have excluded the term "without prejudice" in all our recommendations because we do not believe it applies in the context of a mandatory referral. We have also excluded the following last sentence in the first paragraph of page 2 of the staff report: "Accordingly, staff recommend ..... above issues".

On page 8 of the staff report, we note that the NCPC staff recommend that Project 32: Unaccompanied Personnel Housing at the WRAMC be deferred without prejudice. When we reviewed the master plan for the WRAMC on March 14, we understood from the Army representative that this personnel housing was no longer proposed for construction. Furthermore, Major General Richard D. Cameron, in his letter dated February 7, 1991, to Representative Constance A. Morella, has indicated that there is no need to locate military housing in Forest Glen. A copy of the letter is attached. Because of this understanding and the possible serious adverse impacts that may be created by this project, the Planning Board believes that a stronger recommendation than that of "deferral without prejudice" is necessary. We, therefore, concur

with our staff's revised recommendation that this project not go forward.

We understand that the Planning Board would be provided opportunity to review the above deferred projects when the Army submits to NCPC the revised master plan addressing the issues discussed above.

We appreciate having had the opportunity to review the FY 1992-96 Federal CIP and look forward to working with you as these projects progress.

Sincerely,



Gus Bauman  
Chairman

cc: S. Ayya  
G. Kreger

Enclosure

GB:SA52:ewg

# MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

AGENDA ITEM: #7

AGENDA DATE: MAY 23, 1991

REVISED DATE: May 24, 1991

May 17, 1991

TO: Montgomery County Planning Board

FORM: Planning Department Staff

SUBJECT: Proposed Federal C.I.P., National Capital Region  
Fiscal Years 1992-1996

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RECOMMENDATION: Approve transmittal of comments to National Capital Planning Commission.

The National Capital Planning Commission (NCPC) has requested our review and comment on the proposed Federal C.I.P. for FYs 1992-1996. Relevant pages from the report containing information pertaining to the projects in Montgomery County are attached for your review.

NCPC has requested that our written comments reach them by May 24, 1991.

## STAFF COMMENTS

### DEPARTMENT OF COMMERCE

National Institute of Standards and Technology

Project No. 1: Central Plant expansion

Construction of a 5,000 square foot addition to the Central Plant, Building 302 to house new chillers. No change in employment or parking space. Cost is \$3,858,000.

Comment: None.

### DEPARTMENT OF THE ARMY

Walter Reed Army Medical Center, Forest Glen

General Comment: The three projects described below are among a number of projects which are proposed in the revised Master Plan for the Walter Reed Army Medical Center, Forest Glen Section.



The National Capital Planning Commission and the Montgomery County Planning Board identified a number of issues that need to be addressed in the Plan. Two significant issues, among others, relate to possible adverse impacts on the local transportation system and historic resources. The Army is required to develop a Transportation Management Program. Any project that impacts on the designated or potential historic resources will have to be reviewed under Section 106 of the National Historic Preservation Act. The Department of the Army has agreed to address the issues before submitting the Plan to the NCPC for approval. Accordingly, staff recommend that implications of the following projects be taken into consideration by the Army in addressing the above discussed issues. Staff recommend the following three projects for deferral so that the Army can revise its master plan to address the above described issues.

Project No. 2: Morale Support Activities Office/Storage/Gym

Construction of a 12,040 square-foot building containing storage and office space. No change in employment or parking space. Cost: \$1,537,000.

Comment: See general comment above.

Project No. 3: Medical Supply Warehouse

Construction of a 150,000 square-foot warehouse to store medical equipment and supplies. No change in employment or parking. Cost: \$5,724,000.

Comment: See general comment above.

Project No. 4: Consolidate Facilities Engineer Shop

Construction of a 17,830 square-foot building containing a shop, office and fire station. Cost: \$2,964,000.

Comment: See general comment above.

DEPARTMENT OF THE NAVY

**National Naval Medical Center**

General Comment: The tower at the National Naval Medical Center is listed both on the National Register of Historic Places and the County's Master Plan for Historic Preservation. If the following proposed projects have any impact on the designated historic resource, these projects will have to be reviewed under Section 106 of the National Historic Preservation Act.

Project No. 5: Bachelors Enlisted Quarters Modernization

Interior renovation of 47,557 square-foot building. No increase in employment or parking. Cost: \$10,500,000.

Comment: See general comment above.

Project No. 6: Sewage Line Replacement

Study related to repair and replacement of sewer mains.  
Cost: \$970,000.

Comment: See general comment above.

Project No 7: Potable Line Replacement

Installation of 2,800 linear feet new pipe line. Cost:  
\$830,000.

Comment: See general comment above.

Project No. 8: Child Development Center (New Project)

Construction of a 19,800 square-foot building providing day care facilities. Employment data not available and no change in parking. Cost: \$2,740,000.

Comment: Staff recommend that any new transportation trips generated by this facility should be addressed through ride share and transit incentive approaches. See general comment above.

Project No. 9: Water Storage Tank (New Project)

Construction of a 1,000,000 gallon underground water storage tank. Cost: \$1,500,000.

Comment: None.

**Naval Surface Warfare Center, White Oak**

General Comment: This facility is situated partly within Montgomery County and partly within Prince George's County. The following comments are included because of possible impacts that may be created on parts of Montgomery County by the proposed developments.

Project No. 10: Ventilation Improvements (New Project)

Installation of equipment to meet health and safety standards. Cost: \$1,500,000. No change in employment or parking space.

Comment: None.

Project No. 11: Propellant/Explosive R&D Facility (New Project)

Construction of a 78,298 square-foot building to conduct research activity. The building will contain explosive safety features, emergency showers and eye baths. Cost: \$14,600,000. No change in employment, but 21 parking spaces will be added.

Comment: The research activity may involve storage, use and disposal of hazardous explosive materials. Adequate measures should be taken to address Maryland State Department of the Environment regulations COMAR 26.11.21 and COMAR 26.13 regarding storage and disposal of hazardous chemical wastes. The Naval Surface Warfare Center should develop an Emergency Response Plan developed in consultation with the Montgomery County Department of Fire and Rescue Services to address emergency needs in case of explosion accidents.

The project area is situated within the Paint Branch watershed (Class III, natural trout waters). Staff recommend that the project incorporate appropriate stormwater management (SWM) facilities to control the quantity and quality of runoff generated from the additional impervious surfaces. Issues related to wetlands and stream buffers should also be addressed. Staff understands that relevant site plans would be submitted to M-NCPPC for review before construction of the facility.

#### DEPARTMENT OF HEALTH AND HUMAN SERVICES

##### **Food and Drug Administration (FDA)**

##### Project No. 12: FDA Campus Consolidation (New Project)

Acquisition of 350-450 acre site and construction of a 3,200,000 square-foot facility to consolidate activities of the agency which is currently located in eleven different facilities. Proposed employment: 8,260; proposed parking: 6,000 spaces. Cost: \$1,350,000,000. Note: Recommended for program purposes only.

Comment: Include M-NCPPC in the site selection process.

##### **National Institute of Health (NIH), Bethesda**

General Comment: The proposed projects include a large number of employment and parking spaces. The Bethesda-Chevy Chase Master Plan recommends that any future expansion of jobs or parking at NIH should include rideshare and transit incentive programs. The NIH is currently revising their master plan. Staff recommend that NIH develop a Transportation Management Program as part of the master plan revision and also include environmental impact information. It is necessary to demonstrate that local streets will not be unduly burdened by additional traffic created by the proposed projects.

##### Project No. 13: Building 10 Addition (New Project)

This project is already in progress for construction of a 15,000 square-foot expansion of an existing research center. Cost: \$3,600,000. Project results in employment of eight employees and six parking spaces.

Comment: See general comment above.

Project No. 14: Clinical Center Infrastructure

Infrastructure improvements to 500,000 square-foot building. No change in employment or parking. Cost \$13,400,000.

Comment: None.

Project No. 15: Renovate Building 2 (New Project)

Renovation and modernization of 47,979 square-foot 40 year old laboratory. No change in employment or parking. Project is in progress. Cost: \$18,230,000.

Comment: None.

Project No. 16: Building 30 Addition

Construction of 4,365 square-foot addition to existing Building 10. Project is in progress. Cost: \$1,689,000. Parking: Addition of 5 spaces.

Comment: See general comment above.

Project No. 17: Multi-Level Parking Garage

Design and construction of a 222,750 square-foot parking garage for 1,100 cars. Cost: \$13,000,000. This project is indicated for program purposes only.

Comment: See general comment above. Staff recommend this project for deferral without prejudice.

Project No. 18: New Laboratory Building 49 (Child Health and Neuroscience Facility)

Construction of a 246,300 square-foot, seven story research building to consolidate several facilities existing within and also outside NIH. Cost: \$21,770,000. This project is already in progress and will result in an increase of employees from 288 to 506, and 22 additional parking spaces.

Comment: See general comment above.

Project No. 19: Clinical Center Modernization

Major interior renovation of 1,246,837 square-feet of space in the 14 story building. No change in employment or parking. Cost: \$24,600,000. This project is already in progress.

Comment: None.

Project No. 20: Infrastructure Modification and Improvement

Improve major mechanical and electrical equipment. No change in employment or parking. Cost: \$104,100,000. This

project is already in progress.

Comment: None.

Project No. 21: Replace Incinerators, Building 11A (New Project)

Replacement of two medical and pathological waste incinerators. Latest State and federal regulations will be met regarding emission control requirements. No change in employment or parking. Cost: \$8,600,000.

Comment: None.

Project No. 22: Renovate Laboratory Building 3

Interior renovation and modernization of 48,285 square-foot of space. Cost: \$19,380,000. No change in employment and parking space.

Comment: None.

Project No. 23: Renovate Laboratory Building 7

Interior renovation and modernization of 49,972 square-feet of space. Cost: \$18,970,000. No change in employment or parking space.

Comment: None.

**NIH - Poolesville Animal Center**

General Comment: Some of the proposed projects seem to generate some employment and parking space needs. However, considering the location of the facility, these projects do not result in any adverse impacts.

Project No. 24: Renovate Building 14B (New Project)

Renovation of 26,000 square-foot building. Cost: \$4,300,000. No change in employment or parking.

Comment: None.

Project No. 25: Sewage Treatment Plant Expansion (New Project)

Expansion of the existing sewage treatment plant. Cost: \$3,100,000. No change in employment or parking.

Comment: M-NCPPC should be kept informed of any changes occurring.

Project No. 26: Building 102 Addition

Construction of about 25,000 square-foot addition to accommodate research programs. Cost: \$7,000,000. Project will

result in 6 additional employees and 8 parking spaces.

Comment: None.

Project No. 27: Indoor-Outdoor Private Habitat (New Project)

Construction of a 16,530 square-foot habitat facility for conducting animal behavior research. Cost: \$4,300,000. Project will result in 6 employees and 4 parking spaces.

Comment: None.

Project No. 28: Building 103 Addition

Construction of about 25,000 square-foot addition to Building 103 to house monkeys. Cost: \$7,000,000. Project will result in increase of 6 employees and 4 parking spaces.

Comment: None.

U.S. POSTAL SERVICE

General Comment: It is important that all post office projects be coordinated with the M-NCPPC staff from the site selection phase to the construction stage in order to ensure compatibility and effectiveness of the facilities in relation to the community. All these projects should be sent through the Planning Board's mandatory review process at both site selection and site plan development.

Project No. 29: Silver Spring Carrier Annex

Acquisition of 4.6 acre site and construction of 100,000 square-foot facility to house automated machinery for sorting and distribution of mail. Cost: \$8,000,000. Employment: 125; Parking: 100 spaces.

Comment: Site has not been selected. See general comment above.

Project No. 30: Suburban Maryland General Mail Facility

Construction of a 50,000 square-foot expansion to the mail processing facility at Gaithersburg. Cost: \$5,000,000. No change in employment or parking.

Comment: This project is programmed for year 1996. See general comment above.

PROJECTS RECOMMENDED FOR DEFERRAL

DEPARTMENT OF THE ARMY

**Walter Reed Army Medical Center - Forest Glen Section**

Project No. 31: New Walter Reed Army Institute of Research

Construction of a 452,825 square foot research facility.

Cost: \$94,100,000. Proposed employment: 1,040. Proposed parking: 924.

Comment: This project is not in conformance with the approved master plan. It is included in the revised master plan which was recently reviewed by M-NCPPC and NCPC. Both agencies have identified significant concerns regarding the project. NCPC staff have recommended deferral without prejudice. Staff concur.

Project No. 32: Unaccompanied Personnel Housing

Construction of two buildings for officers and senior enlisted men. Cost: \$32,860,000. Total occupants: 440. Parking data not available.

Comment: This project is not in conformance with the approved master plan and it is not included in the recent revised master plan for the Forest Glen complex. NCPC staff have recommended deferral without prejudice. Staff recommend that this project not go forward.

DEPARTMENT OF HEALTH AND HUMAN SERVICES

**National Institute of Health**

Project No. 33: Consolidated Office Building

Construction of 575,000 square-foot of office facility. Cost: \$118,400,000. Employment: 3,100. Proposed parking: 300 surface and 1,600 garage spaces.

Comment: The project will introduce significant employment increase exceeding employment levels targeted in the approved NIH master plan. NIH should provide a Transportation Management Program along with the revised master plan. This effort should be coordinated with the current M-NCPPC efforts to update related local master plans. NCPC staff have recommended deferral without prejudice. Staff concur.

SA50:ewg



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board  
Office of the Chairman

March 18, 1991

Mr. Reginald W. Griffith  
Executive Director  
National Capital Planning Commission  
1325 G Street, N.W.  
Washington, D.C. 20576

Dear Mr. Griffith:

At the regular meeting of the Montgomery County Planning Board on March 14 we reviewed the revised master plan report for the Walter Reed Army Medical Center (WRAMC) - Forest Glen Annex. After discussing the report with staff, Mr. Bob Cosby of your office, representatives of WRAMC and citizens, we support the staff recommendation to DEFER the master plan report so it can be amended to cover the following (Planning Board modifications are emphasized):

1. Prepare a Transportation Management Plan incorporating strategies to promote transit usage, car pools, van pools, shuttle buses, flexible work hours, and other techniques sufficient to prevent any increase in peak hour work trips.
2. Remove all recommendations for the master plan for changing the paving width of the portion of Linden Lane which is north of Stephen Sitter Avenue. Changing the paving width of this section of Linden Lane would have major adverse impacts on the National Park Seminary Historic District and on the adjoining community. Any safety concerns should be addressed through measures other than widening this portion of the road.
3. Provide measures in the master plan to ensure that Brookville Road access is the main entrance and exit for the WRAMC. All service vehicles entering and exiting the base must use Brookville Road.
4. Include language in the master plan emphasizing the need for immediate stabilization of the structures in the National Park Seminary Historic District and provide mechanisms to ensure their proper maintenance in order to prevent demolition by neglect.



5. Remove all recommendations in the master plan which suggest that the National Park Seminary Historic District may be appropriate for newly constructed Army personnel housing.
6. Include language in the master plan outlining possibilities for the long-range disposition of the National Park Seminary -- specifically stating that the process of making surplus the historic portion of the Army property will be initiated in the near future, per General Cameron's letter to Planning staff.
7. Clarify the references in the master plan regarding the classification of National Park Seminary buildings as permanent, semi-permanent, or temporary. Clearly refine definitions of these categories to reflect that they reference building material types, rather than short or long range demolition plans.
8. Provide specific historic documentation to support the assessment included in the master plan's Environmental Impact Assessment of Buildings #148 (Log Cabin), #152 (Rear Shed/Dairy Barn), #154 (Shed), #155 (Animal Shed), #156 (Dairy Barn), and the Picnic House/Smokehouse. It is stated that these structures are not National Register eligible; however, no specific rationale for this assessment is provided.
9. The master plan should include an assessment of the potential historic significance of the wooden bridge carrying Linden Lane over the railroad tracks.
10. Include language in the master plan which emphasizes that efforts will be made in the design of all new buildings to mitigate increased noise and lighting impacts on the National Park Seminary Historic District and on the adjacent proposed Linden Historic District.
11. Master plan to recommend dedication of land and construction of Brookville Road so that the 1978 North Silver Spring Sector Plan recommendation for a uniform 80 foot right-of-way can be implemented, measured 40 feet from the existing center line. Provide a 10 foot landscape buffer adjacent to the newly dedicated Brookville Road right-of-way.
12. Prepare a Landscape Plan containing the following:
  - (a) Designate the environmentally sensitive wooded slopes of the glen along the western perimeter of the site as a buffer area minimum 75 feet wide.
  - (b) Screen the salt storage and supply buildings near the railroad tracks from the view of the historic district with a dense planting of evergreens.
13. Delineate in the master plan, a pedestrian and bicycle network including the following:

- (a) Provide minimum 4 feet wide pedestrian pathway along Post Office Road (Linden Lane) from the intersection of Forest Glen and Seminary Roads across the Beltway bridge to the Linden Lane entrance.
- (b) Designate a Class III Bikeway Route through the site along Stephen Sitter Avenue to and along Brookville Road.

14. Provide a Limit of Disturbance Plan showing environmentally sensitive areas such as tree stands, wetlands, floodplains, steep slopes and undisturbed buffer areas.

15. Reference Maryland State Department of the Environment Regulations COMAR 26.11.21 and COMAR 26.13 to address storage and disposal of hazardous chemical wastes including removal and disposal of asbestos material.

16. Reference an Emergency Response Plan developed in consultation with the Department of Fire and Rescue Services and County Police which addresses emergency needs of both WRAMC employees and the surrounding neighborhood, including schools and day care facilities, in case of accidents.

17. Reference the Montgomery County Noise Ordinance, Chapter 31B-1 of the Montgomery County Code to address possible adverse noise impact from the helipad and other noise sources.

18. Master plan should specify height limitations to buildings and lighting standards which will prevent adverse impacts on the adjoining properties.

19. Provide a non-Freedom of Information Act (FOIA) dependent public notification plan for providing information quickly to the community with respect to on-site accidents or other emergencies.

The Planning Board was very pleased to have been able to discuss at length the Army's revised master plan for its Forest Glen Annex. We appreciate all the time and energy that the Army has spent in developing the report to this stage and applaud the Army in conscientiously working to keep communications open with the community. We believe this effort permitted the community to provide thoughtful testimony that was helpful for all concerned.

We deferred at this time based on our recognition that if this were a private developer seeking approval of a development with this intensity on such a constrained site in Montgomery County, it would be denied. Acknowledging the fact that this is a mandatory referral, and all that connotes, we cannot emphasize strongly enough how important it is for the Army to fully address the concerns that are itemized above before the Planning Board acts on the revised plan.

## Historic District Concerns

We are pleased to learn that the Army no longer contemplates placing housing in the historic district and is considering making surplus about 26 acres of the Historic District. This would certainly receive the approval of the community and other agencies in the County that promote saving the historic resources of the County. Before the Army could make surplus the Historic District, more consideration is needed regarding who would take control of the historic structures, which are some of the most important historic resources in the County.

## Traffic Concerns

Much of the Board's uneasiness about the proposed development revolves around traffic concerns and the general intensification, which adds another 900 employees to the area. Given the contemplated total of 1,768 employees that would be working at the subject site with full buildout, we strongly support the need for the Army to prepare a Transportation Management Plan as outlined in Amendment 1 to better control the adverse effects of traffic that the proposed development would place on the neighboring community.

Several of the Planning Board members believe that much of the activity proposed to take place at the Forest Glen Annex would better be situated elsewhere in the County. We acknowledge the fact that the Army prefers this site because only 28% of the facilities would need to be renovated, but we urge the Army to consider locating such a massive development elsewhere in the County, perhaps near a Metrorail station, that would better be able to accommodate the transportation needs of the employees.

Even relocating just some of the activities would help the adverse impact the total development would place on the neighborhood. For example, since the PX and Commissary are not integral components of the research function, perhaps those activities could be relocated elsewhere and still serve the patrons of the PX and Commissary who live in this part of the metropolitan area.

We also suggest that the Army consider following the example of private developers when proposing developments that would tax the infrastructure of the County, that is, to contribute to some needed public facility such as light rail that is included in the Georgetown Branch Master Plan. We believe that with the proposed Lyttonsville Station within 1000 feet of the subject site it is in the Army's best interest to seriously consider providing a much-needed public transit system that the light rail station would provide for this project. We think the light rail facility may be the best traffic solution for this project next to shifting the project closer to a Metrorail station. We hope that the Transportation Management Plan that is developed will include

thorough and earnest consideration of contributing to light rail transit.

#### Woodlands Concerns

We are recommending that NCPC also defer its approval of the Army's plan in part because the Army remains unsure as to future plans for the woodland area that is on the western side of the subject property. Given the 100 foot buffer needed for the wetlands and the steep slopes that exist, the Army admits that it is unlikely that this portion of the property will be developed; it may, however, be used for training exercises, such as compass orientation courses. Similar to the Historic District, we are interested in the transfer and management of the woodland, with an emphasis on the management considerations.

#### Hazardous Waste Concerns

The Planning Board shares the community's deep anxiety about the hazardous waste materials that are on-site and that are transported from the Main Site in the District of Columbia for processing and disposal.

Because of the close proximity of the Forest Glen Annex to homes, neighborhood schools and day care facilities, we have highlighted the need to address the emergency needs of those types of facilities in developing the Army's plan. We have also modified staff's Amendment 16 to remedy the oversight in not including the County Police in the development of an Emergency Response Plan.

We believe the community gave compelling testimony attesting to the need for a better system of communication between the Army and the community to cover emergencies that occur at the Forest Glen Annex. Heretofore, background on incidents occurring there were revealed only by requesting information through the cumbersome Freedom of Information Act process. To avoid such an onerous process, we have added a nineteenth amendment to the staff report that encourages the Army to share information quickly with the community when on-site accidents or other emergencies occur. We submit that if the Army makes a diligent effort in this area, it will go a long way toward closing any communications gap that now exists with the community.

Please note that we have modified the wording in Amendment 2 to reflect more exactly the intent of the amendment. Linden Lane would continue to be a two-lane road, merely upgraded to current construction standards. Amendment 11 also has been changed to rectify a typographical error.

Thank you for providing us with the opportunity to review this challenging mandatory referral application. Enclosed is the complete staff analysis that the Planning Board examined prior to

reviewing the master plan report. We are also including the correspondence that we received from the community.

Sincerely,



Gus Bauman  
Chairman

Enclosures

cc: S. Ayya  
G. Kreger



DEPARTMENT OF THE ARMY  
WALTER REED ARMY MEDICAL CENTER  
WASHINGTON, D.C. 20307-5000

February 7, 1988

REPLY TO  
ATTENTION OF:

Office of the Commander

The Honorable Constance A. Morella  
1024 Longworth House Office Building  
Washington, DC 20515-2008

Dear Congresswoman Morella:

Since our discussion on January 22, I have reviewed the plans for the Walter Reed Army Medical Center's Forest Glen Annex. I have also reviewed the correspondence from the community on the subject, and I have concluded that the concerns of your constituents can be resolved in a manner which I believe will be generally satisfactory for all concerned.

The community's first concern is the construction of military housing in the historic area. The most recent survey of military housing requirements in the Washington area appears to have ended any prospect of the project that was originally envisioned. I do not think the community has any reason for further concern here as the numbers of units projected were not supported by the survey's results.

Their second concern focuses on the level of maintenance that Walter Reed has provided for the historic structures. Specific deficiencies were listed in a recent letter from the Save Our Seminary (SOS) group. I recognize the need for this work, but with the demands of Desert Storm, the continued expectation of a smaller Army in the future, and the growing cost of meeting Walter Reed's health care mission, I do not expect that funding will be available while Walter Reed manages the property. The community's proposal to transfer the historic area to another agency offers an attractive solution.

I must emphasize that I do not have legal authority to dispose of the property. This is a matter that will require your assistance, guidance and support. Also, I do not think that the Walter Reed Army Medical Center must be involved in decisions about the final use of those areas which may be transferred from Walter Reed to other government agencies, other than to assure that such uses will not be detrimental to Walter Reed's mission effectiveness. Those decisions should be made by your constituents and the authorities who will ultimately manage the property.

(C4)

I think that the proposal that the Pagoda House be made available to the community is reasonable, and I have directed my staff to begin the process to make it happen. This step is intended as a demonstration of good faith, and with the hope that it will provide an impetus to the larger goal of preserving and maintaining the rest of the historic property. I want Walter Reed to make its contribution because Forest Glen represents a significant amount of our history too.

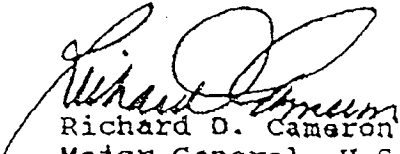
The community has evinced concern about the effect of our plans on the environment and their quality of life in general. I want them to know that Walter Reed and the Army Corps of Engineers are working with the Park and Planning Commission and other agencies, and we will comply with all laws and regulations which apply in these areas. We have provided a number of community leaders with our Environmental Impact Assessment and all concerned citizens will have an opportunity to participate in the approval process.

The construction of the new Walter Reed Army Institute of Research (WRAIR) facility remains a priority issue, as you know from your discussion with LTG Ledford. This facility will meet stringent environmental and safety requirements and will present no public health threat.

Finally, the proposal to turn our woodland areas for administration as parkland is worthy of consideration. I must assure that the integrity of Walter Reed's boundary is preserved and that access to all areas of Walter Reed property is retained, but I am willing to work with your staff to develop a mutually satisfactory solution.

We have enjoyed a long and positive relationship with our neighbors at Forest Glen. We are now moving into a new phase of that relationship, and I look forward to working with you to assure the continuation of our record of success.

Sincerely,

  
Richard D. Cameron  
Major General, U.S. Army  
Commanding Officer


(25)

Gwen - We also  
sent a follow up  
letter to this. Do  
you need it?

Glenn

Jack Miller  
(202) 576-0089





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board  
Office of the Chairman

March 18, 1991

Mr. Reginald W. Griffith  
Executive Director  
National Capital Planning Commission  
1325 G Street, N.W.  
Washington, D.C. 20576

Dear Mr. Griffith:

At the regular meeting of the Montgomery County Planning Board on March 14 we reviewed the revised master plan report for the Walter Reed Army Medical Center (WRAMC)- Forest Glen Annex. After discussing the report with staff, Mr. Bob Cosby of your office, representatives of WRAMC and citizens, we support the staff recommendation to DEFER the master plan report so it can be amended to cover the following (Planning Board modifications are emphasized):

1. Prepare a Transportation Management Plan incorporating strategies to promote transit usage, car pools, van pools, shuttle buses, flexible work hours, and other techniques sufficient to prevent any increase in peak hour work trips.
2. Remove all recommendations for the master plan for changing the paving width of the portion of Linden Lane which is north of Stephen Sitter Avenue. Changing the paving width of this section of Linden Lane would have major adverse impacts on the National Park Seminary Historic District and on the adjoining community. Any safety concerns should be addressed through measures other than widening this portion of the road.
3. Provide measures in the master plan to ensure that Brookville Road access is the main entrance and exit for the WRAMC. All service vehicles entering and exiting the base must use Brookville Road.
4. Include language in the master plan emphasizing the need for immediate stabilization of the structures in the National Park Seminary Historic District and provide mechanisms to ensure their proper maintenance in order to prevent demolition by neglect.

5. Remove all recommendations in the master plan which suggest that the National Park Seminary Historic District may be appropriate for newly constructed Army personnel housing.
6. Include language in the master plan outlining possibilities for the long-range disposition of the National Park Seminary -- specifically stating that the process of making surplus the historic portion of the Army property will be initiated in the near future, per General Cameron's letter to Planning staff.
7. Clarify the references in the master plan regarding the classification of National Park Seminary buildings as permanent, semi-permanent, or temporary. Clearly refine definitions of these categories to reflect that they reference building material types, rather than short or long range demolition plans.
8. Provide specific historic documentation to support the assessment included in the master plan's Environmental Impact Assessment of Buildings #148 (Log Cabin), #152 (Rear Shed/Dairy Barn), #154 (Shed), #155 (Animal Shed), #156 (Dairy Barn), and the Picnic House/Smokehouse. It is stated that these structures are not National Register eligible; however, no specific rationale for this assessment is provided.
9. The master plan should include an assessment of the potential historic significance of the wooden bridge carrying Linden Lane over the railroad tracks.
10. Include language in the master plan which emphasizes that efforts will be made in the design of all new buildings to mitigate increased noise and lighting impacts on the National Park Seminary Historic District and on the adjacent proposed Linden Historic District.
11. Master plan to recommend dedication of land and construction of Brookville Road so that the 1978 North Silver Spring Sector Plan recommendation for a uniform 80 foot right-of-way can be implemented, measured 40 feet from the existing center line. Provide a 10 foot landscape buffer adjacent to the newly dedicated Brookville Road right-of-way.
12. Prepare a Landscape Plan containing the following:
  - (a) Designate the environmentally sensitive wooded slopes of the glen along the western perimeter of the site as a buffer area minimum 75 feet wide.
  - (b) Screen the salt storage and supply buildings near the railroad tracks from the view of the historic district with a dense planting of evergreens.
13. Delineate in the master plan, a pedestrian and bicycle network including the following:

- (a) Provide minimum 4 feet wide pedestrian pathway along Post Office Road (Linden Lane) from the intersection of Forest Glen and Seminary Roads across the Beltway bridge to the Linden Lane entrance.
- (b) Designate a Class III Bikeway Route through the site along Stephen Sitter Avenue to and along Brookville Road.

14. Provide a Limit of Disturbance Plan showing environmentally sensitive areas such as tree stands, wetlands, floodplains, steep slopes and undisturbed buffer areas.

15. Reference Maryland State Department of the Environment Regulations COMAR 26.11.21 and COMAR 26.13 to address storage and disposal of hazardous chemical wastes including removal and disposal of asbestos material.

16. Reference an Emergency Response Plan developed in consultation with the Department of Fire and Rescue Services and County Police which addresses emergency needs of both WRAMC employees and the surrounding neighborhood, including schools and day care facilities, in case of accidents.

17. Reference the Montgomery County Noise Ordinance, Chapter 31B-1 of the Montgomery County Code to address possible adverse noise impact from the helipad and other noise sources.

18. Master plan should specify height limitations to buildings and lighting standards which will prevent adverse impacts on the adjoining properties.

19. Provide a non-Freedom of Information Act (FOIA) dependent public notification plan for providing information quickly to the community with respect to on-site accidents or other emergencies.

The Planning Board was very pleased to have been able to discuss at length the Army's revised master plan for its Forest Glen Annex. We appreciate all the time and energy that the Army has spent in developing the report to this stage and applaud the Army in conscientiously working to keep communications open with the community. We believe this effort permitted the community to provide thoughtful testimony that was helpful for all concerned.

We deferred at this time based on our recognition that if this were a private developer seeking approval of a development with this intensity on such a constrained site in Montgomery County, it would be denied. Acknowledging the fact that this is a mandatory referral, and all that connotes, we cannot emphasize strongly enough how important it is for the Army to fully address the concerns that are itemized above before the Planning Board acts on the revised plan.

## Historic District Concerns

We are pleased to learn that the Army no longer contemplates placing housing in the historic district and is considering making surplus about 26 acres of the Historic District. This would certainly receive the approval of the community and other agencies in the County that promote saving the historic resources of the County. Before the Army could make surplus the Historic District, more consideration is needed regarding who would take control of the historic structures, which are some of the most important historic resources in the County.

## Traffic Concerns

Much of the Board's uneasiness about the proposed development revolves around traffic concerns and the general intensification, which adds another 900 employees to the area. Given the contemplated total of 1,768 employees that would be working at the subject site with full buildout, we strongly support the need for the Army to prepare a Transportation Management Plan as outlined in Amendment 1 to better control the adverse effects of traffic that the proposed development would place on the neighboring community.

Several of the Planning Board members believe that much of the activity proposed to take place at the Forest Glen Annex would better be situated elsewhere in the County. We acknowledge the fact that the Army prefers this site because only 28% of the facilities would need to be renovated, but we urge the Army to consider locating such a massive development elsewhere in the County, perhaps near a Metrorail station, that would better be able to accommodate the transportation needs of the employees.

Even relocating just some of the activities would help the adverse impact the total development would place on the neighborhood. For example, since the PX and Commissary are not integral components of the research function, perhaps those activities could be relocated elsewhere and still serve the patrons of the PX and Commissary who live in this part of the metropolitan area.

We also suggest that the Army consider following the example of private developers when proposing developments that would tax the infrastructure of the County, that is, to contribute to some needed public facility such as light rail that is included in the Georgetown Branch Master Plan. We believe that with the proposed Lyttonsville Station within 1000 feet of the subject site it is in the Army's best interest to seriously consider providing a much-needed public transit system that the light rail station would provide for this project. We think the light rail facility may be the best traffic solution for this project next to shifting the project closer to a Metrorail station. We hope that the Transportation Management Plan that is developed will include

thorough and earnest consideration of contributing to light rail transit.

#### Woodlands Concerns

We are recommending that NCPC also defer its approval of the Army's plan in part because the Army remains unsure as to future plans for the woodland area that is on the western side of the subject property. Given the 100 foot buffer needed for the wetlands and the steep slopes that exist, the Army admits that it is unlikely that this portion of the property will be developed; it may, however, be used for training exercises, such as compass orientation courses. Similar to the Historic District, we are interested in the transfer and management of the woodland, with an emphasis on the management considerations.

#### Hazardous Waste Concerns

The Planning Board shares the community's deep anxiety about the hazardous waste materials that are on-site and that are transported from the Main Site in the District of Columbia for processing and disposal.

Because of the close proximity of the Forest Glen Annex to homes, neighborhood schools and day care facilities, we have highlighted the need to address the emergency needs of those types of facilities in developing the Army's plan. We have also modified staff's Amendment 16 to remedy the oversight in not including the County Police in the development of an Emergency Response Plan.

We believe the community gave compelling testimony attesting to the need for a better system of communication between the Army and the community to cover emergencies that occur at the Forest Glen Annex. Heretofore, background on incidents occurring there were revealed only by requesting information through the cumbersome Freedom of Information Act process. To avoid such an onerous process, we have added a nineteenth amendment to the staff report that encourages the Army to share information quickly with the community when on-site accidents or other emergencies occur. We submit that if the Army makes a diligent effort in this area, it will go a long way toward closing any communications gap that now exists with the community.

Please note that we have modified the wording in Amendment 2 to reflect more exactly the intent of the amendment. Linden Lane would continue to be a two-lane road, merely upgraded to current construction standards. Amendment 11 also has been changed to rectify a typographical error.

Thank you for providing us with the opportunity to review this challenging mandatory referral application. Enclosed is the complete staff analysis that the Planning Board examined prior to

reviewing the master plan report. We are also including the correspondence that we received from the community.

Sincerely,

A handwritten signature in cursive script that reads "Gus Bauman".

Gus Bauman  
Chairman

Enclosures

cc: S. Ayya  
G. Kreger



## Montgomery County Government

ROCKVILLE, MARYLAND 20850

June 20, 1991

Mr. J. Rodney Little  
State Historic Preservation Officer  
Maryland Historical Trust  
100 Community Place  
Crownsville, Maryland 21032

Dear Mr. Little:

Montgomery County, Maryland is pleased to submit a grant application for FY 92 funds in the amount of \$20,000. These funds are needed for planning activities intended to proactively address an urgent threat to one of Montgomery County's and Maryland's most outstanding historic sites--the National Park Seminary Historic District. This proposed planning project is a site-specific study that is innovative--although not a traditional resource survey or preservation plan, it will serve to protect and manage one of our area's most unique historic sites.

The National Park Seminary Historic District is listed on both the National Register of Historic Places as well as our County's Master Plan for Historic Preservation. It encompasses a significant grouping of late 19th and early 20th century buildings which represent a rare collection of architectural styles: the Shingle-Style "Ye Forest Inn", designed by T. F. Schneider in 1887; eight eclectic sorority houses including a pagoda, a windmill, a Swiss chalet, and a castle; and several major Classical Revival edifices. In addition, the history of this district--as both a railroad-era hotel and as an exclusive women's school--is important to the County and the region.

The National Park Seminary Historic District has been owned by the U.S. Army and has been part of the Army's Walter Reed Annex in Forest Glen, Maryland for approximately 50 years. Over these years, the structures have been neglected and severe deterioration, which threatens the very existence of many of the important buildings, has resulted. Renovation costs for the site are estimated by the Army to be upwards of \$30 million. The County has viewed this "demolition-by-neglect" of the Federally-owned historic site with great

J. Rodney Little  
June 20, 1991  
Page 2

consternation, but--aside from coordination and input on recent revisions to the Army's Master Plan for the Walter Reed Annex--has not been able to effectively address this ongoing problem.

A window of opportunity to make headway on the National Park Seminary, however, appears to be imminent. In April of this year, the Army began the surplus disposition process for the National Park Seminary Historic District section of the Walter Reed Annex. Since the ownership of this important site is about to change, Montgomery County is vitally concerned that its future be addressed **now**, in a realistic and appropriate way.

Montgomery County does not have the financial resources to fully restore the district; however, we are prepared to do what we can to save this significant part of the County's heritage. Our proposed approach is to act as a catalyst to bring together interested parties in the community to conduct a major planning effort for the site and initiate a nationwide search to find a private-sector developer who will sensitively renovate this resource for an appropriate new use. In short, our goals are to develop a plan that will ensure that demolition-by-neglect does not continue; that will identify and use private resources to restore and maintain the district, and that will facilitate the restoration of the Seminary so that it will once again be a community asset and a County landmark.

Our tasks in this ambitious public/private venture include gathering data about the site, setting planning and policy parameters for its adaptive reuse, building community consensus on the project, and preparing an effective Request for Proposals (RFP) to be distributed nationally. The County would use the RFP to select a development partner and to negotiate with the Army for transfer of the National Park Seminary site.

This proposed exercise is unique in that it will certainly bring together and include County, State, and Federal decision-makers, the local neighborhood, the historic preservation community, and the private sector. In addition, a particularly innovative component of the project includes the use of a "charrette" process to gain community input and to test the viability of our Request for Proposals.

Details of our proposal are included in the attached grant application. To that end, I have attached the following materials for your review:

The Application Form	The Civil Rights Compliance Form
The Proposal Narrative	The Signed Debarment Certificate
A Detailed Budget	Two Letters of Support
Letters Attesting to a Local Match	

Finally, in reviewing this request, I would ask that you consider the County's excellent track record of effectively using Certified Local Government (CLG) funds granted by the Maryland Historical Trust. The National

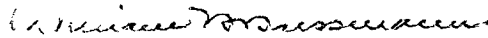


J. Rodney Little  
June 20, 1991  
Page 3

Park Seminary project is a critical issue which, unfortunately, has not coincided with our regular cycle of application for CLG funds. It involves a preservation opportunity that requires immediate and urgent attention and we hope that you will give it favorable consideration.

Thank you for the opportunity to submit this application. Sue Richards, Acting Director of the Office of Planning Policies at 217-2430 would be happy to answer any questions you may have.

Sincerely,



William H. Hussmann  
Chief Administrative Officer

WHH:cfm

Enclosures

PART III: APPLICATION FORM

MARYLAND HISTORICAL TRUST APPLICATION  
U.S. DEPARTMENT OF THE INTERIOR

HISTORIC PRESERVATION FUND MATCHING GRANTS-IN-AID

FISCAL YEAR 1992

SURVEY AND PLANNING PROJECTS

Please use this application for Fiscal Year 1992 (October 1, 1991 - September 30, 1992) Survey and Planning Projects only. Answer all items completely, sign the application, and attach as a cover sheet to your proposal narrative and budget. If additional applications are needed, they may be obtained from the Maryland Historical Trust.

1. PROJECT TITLE: Historic Preservation and Renovation Planning Process for the National Park Seminary Historic District
2. GEOGRAPHIC AREA AFFECTED BY PROJECT: Forest Glen, Maryland and Lower Montgomery County, Maryland
3. APPLICANT ORGANIZATION: Montgomery County Government

ADDRESS: 101 Monroe Street, Rockville, MD 20850

FEDERAL IDENTIFICATION NUMBER: 3000123-5

4. PROJECT COST

AMOUNT OF FUNDING REQUESTED: \$20,000  
LOCAL MATCH: \$20,000  
TOTAL PROJECT COST: \$40,000

5. PROPOSED SCHEDULE OF PROJECT:

FROM: October, 1991  
TC: April, 1992

6. PURPOSE OF PROJECT (Summarize in one paragraph):

To achieve the renovation and appropriate reuse of the National Park Seminary Historic District through developing, testing, and distributing a Request for Proposals (RFP) which will identify a private-sector developer for the site. The U.S. Army currently owns the National Register historic site - which is in an advanced state of disrepair - and has recently initiated the surplus disposition process for the district. The County proposes to create an innovative planning process for the site which will involve County, State and Federal decisionmakers, the local neighborhood, the historic preservation community, the private sector and others. The result of this process will be an RFP which will be used to select an appropriate development partner and to negotiate with the Army for transfer of the district.

7. SPECIFICALLY LIST ALL FINAL PRODUCTS FROM THIS PROJECT:

1. A Fact Book containing all data and information that currently exists regarding the history, present use, and condition of the National Park Seminary site and buildings. This document will also include available information on maintenance and renovation cost estimates, possible or preferred reuses, interested parties and contact people, and existing regulatory procedures that will need to be addressed as part of any renovation plan.
2. An Opportunities and Constraints Report on the site including a detailed physical inventory of the National Park Seminary buildings and their condition, a site evaluation identifying site boundaries, environmental issues and open space, general planning and policy parameters for the area, a general market assessment, and a preliminary cost/revenue analysis.
3. A Draft RFP that will incorporate basic data from the two documents described above and will, in addition, outline regulatory requirements for the development process, preliminary community and County goals for the site, areas of possible policy tradeoffs, and potential funding issues.
4. A Charrette Report that describes the charrette process used to test the Draft RFP and presents the products/ideas coming out of the charrette.
5. A Final RFP which will incorporate the lessons learned from the charrette, as well as the information and data collected previously. This Final RFP will be distributed nationally and will be actively publicized in hopes of identifying an appropriate private-sector development partner for the project.

## 8. ABSTRACT OF PROPOSED PROJECT:

PROJECT TITLE: Historic Preservation and Renovation Planning  
Process for the National Park Seminary Historic District  
AMOUNT REQUESTED: \$20,000  
TOTAL PROJECT COST: \$40,000

The goal of this project is to develop and implement an innovative preservation planning process which will facilitate the renovation and adaptive reuse of the National Park Seminary Historic District. The proposed approach involves bringing together many segments of the community to conduct a major planning effort for the site which will result in a nation-wide search to find a private-sector developer who will sensitively renovate this resource for an appropriate new use.

Proposed tasks in this comprehensive effort include: inventorying and gathering data about the site, setting planning and policy parameters for its adaptive reuse, building community consensus on the project, and preparing an effective Request for Proposals (RFP) to be distributed nationally. The County will use the RFP to select a development partner and to negotiate with the Army for transfer of the National Park Seminary site.

This exercise will have a major public participation and input component that will bring together and include County, State and Federal decisionmakers, the local neighborhood, the historic preservation community, and the private sector. In addition, the project includes the use of a "charrette" process to gain community comment and to test the viability of the RFP.

This proposed preservation planning process is a unique effort to protect and save one of the region's most important National Register historic sites. There is a great urgency to accomplish this project in that the district is imminently endangered by neglect. It is also under pressure because of the recent Army initiation of the surplus disposition process. The current window of opportunity for action to plan for the renovation and reuse of this site is immediate and cannot be delayed.

In addition, because of the innovative nature of this proposed preservation planning process, it may be useful in the future as a model for other communities faced with similar preservation dilemmas.

In conclusion, this project is extremely compatible with the goals and objectives of the Maryland Historical Trust and the Maryland Comprehensive Historic Preservation Plan in that it will act to facilitate the preservation of a place of beauty and cultural importance; it will plan for the efficient adaptive reuse of the state's historic building stock; it will link preservation goals with economic development efforts in finding a new private-sector use for the historic district; and it will strengthen community pride and knowledge through the active public input and participation component that is planned.

9. DETAILED BREAKDOWN OF BUDGET:

<u>LINE ITEMS</u>	<u>GRANT FUNDS</u>	<u>LOCAL MATCH</u>		<u>TOTAL</u>
		<u>CASH</u>	<u>IN-KIND</u>	
<b>PERSONNEL</b>				
Principal Investigator (\$2,500 X 6 months)	15,000			15,000
Secretary (\$250 X 6 months)			1,500	1,500
Engineering/Architectural Services		8,750	1,000	9,750
Legal Fees			2,500	2,500
Project Monitor			5,000	5,000
<b>PHOTO/DUPLICATION</b>				
Photography	1,500			1,500
Photocopying	1,000			1,000
<b>CHARRETTE</b>	2,500			2,500
<b>MARKETING RFP</b>		1,250		1,250
<b>TOTALS</b>	<b>20,000</b>	<b>10,000</b>	<b>10,000</b>	<b>40,000</b>

SOURCES OF MATCHING FUNDS:

DONOR: Montgomery County  
SOURCE: Appropriated Funds  
KIND: Cash  
AMOUNT: \$10,000

DONOR: Montgomery County & M-NCPPC  
SOURCE: Staff  
KIND: Donated Services  
AMOUNT: \$9,000 (secretary,  
project monitor, legal  
services)

DONOR: Harkins Construction  
SOURCE: Staff  
KIND: Donated Services  
AMOUNT: \$1,000 (consulting  
services on construction  
and engineering)

10. PROJECT COORDINATOR/MONITOR:

NAME: Sue Richards

ADDRESS: Montgomery County Government  
101 Monroe Street  
Rockville, MD 20850

TELEPHONE: (BUSINESS) 301-217-2430

11. PRINCIPAL INVESTIGATOR:

NAME: Gene Sieminski (Volunteer pending final consultant  
selection and procurement)

ADDRESS: 5306 Buffalo Road  
Mt. Airy, MD 21771

12. PROPOSAL SUBMITTED BY:

NAME & TITLE: William H. Hussmann  
Chief Administrative Officer  
Montgomery County Government

ADDRESS: 101 Monroe Street  
Rockville, MD 20850

TELEPHONE: (BUSINESS) 301-217-2500

SIGNATURE: William H. Hussmann June 20, 1991

13. ATTACHMENTS CHECKLIST

- a. Proposal Narrative: Yes
- b. Detailed budget with sources of match defined: Yes
- c. Letter attesting to availability of local match: Yes
- d. Signed Civil Rights Compliance Form: Yes
- e. Signed Debarment Certificate: Will be signed when received.
- f. Two letters of support from local community: Yes

## PROJECT PROPOSAL/PROJECT NARRATIVE

### PROJECT OVERVIEW

The National Park Seminary Historic District is located in Forest Glen, Maryland. The 26 acre district, which is listed on both the National Register of Historic Places and on Montgomery County's Master Plan for Historic Preservation, is one of the most outstanding and important historic resources in the region. As highlighted in the historic overview attached as Appendix A, the district has both great architectural and historical significance. The site played an important role in the County's history - first as a railroad-era hotel and retreat from the city, then as a private women's school, and later as a hospital during World War II. Most recently, the district has been part of the U.S. Army's Walter Reed Annex.

A few months ago, the Army requested that GSA initiate the surplus disposition process for the National Park Seminary Historic District. The County sees this process as an opportunity to act now and do what we can to save the resource. The County's goals are to ensure that the current demolition-by-neglect does not continue; to identify and use private resources to restore and maintain the district; and to restore the site so that it will once again be a County landmark and a source of neighborhood pride.

The County's success depends on finding creative ways of addressing the following issues:

- o Integrating historic preservation goals and requirements in with a reuse plan that is economically viable;
- o Identifying a significant source of private funds to restore, preserve and adaptively reuse the site;
- o Proposing a re-use that will work successfully and be acceptable to the community despite significant access problems and environmental site constraints.

The County's approach to dealing with these issues and to achieving the renovation of the National Park Seminary Historic District is to conduct a major planning effort for the site which will result in a nation-wide search to find a private-sector developer who will sensitively renovate this resource for an appropriate new use.

Proposed tasks in this effort include: gathering data about the site, setting planning and policy parameters for its adaptive reuse, building community consensus on the project, and preparing an effective Request for Proposals (RFP) to be distributed nationally. The County will use the RFP to select a development partner and to negotiate with the Army for transfer of the National Park Seminary site.

This exercise will involve County, State and Federal decisionmakers, the local neighborhood, the historic preservation community, the private sector and others. Public input will be obtained through regular public forums and through an innovative charrette process that test the draft RFP before it is distributed nationally.

(See Appendix A for an historic overview of the National Park Seminary Historic District, an explanation of the Army's surplus disposition process, and a more detailed discussion of the current physical conditions and the need for pressing repairs at the site.)

#### PROJECT GOALS

- o FEASIBLE PROJECT - Given the difficult site constraints and the extensive disrepair of the National Park Seminary buildings, the goal of this project is to develop an RFP that accurately inventories the physical condition of the structures, that identifies public and community goals for the site, and that allows for a realistic revenue assessment based on site development potential and a market assessment.
- o COMPROMISE "WIN-WIN" SOLUTION - Given competing interests (i.e.. neighborhood protection, historic preservation, environmental constraints, use of private resources to pay significant renovation costs, Army and Federal government issues), the goal of this project is to develop an RFP that develops preliminary consensus on minimum acceptable historic preservation requirements, basic goals for reuse of the area, and guidelines regarding acceptable policy tradeoffs.
- o SUCCESSFUL PROJECT IMPLEMENTATION - The County has made a commitment to use its limited resources creatively as a catalyst for facilitating this major renovation effort. High-level County staff and an experienced principal investigator will follow the project through from start to finish. It is hoped that this creative approach will solve a long-standing threat to one of the County's most important historic sites.
- o LOW BUDGET: Given County's limited financial resources, plus existing "public" ownership of the district, the goal of this project is to implement a planning process that relies heavily on volunteerism, internships, community participation, public contributions and goodwill.

#### METHODOLOGY

The proposed methodology is outlined in the attached Conceptual Work Plan (Appendix B). This narrative describes each element of the proposed project. Since a feasible preservation re-use plan depends on a thorough site evaluation, physical inventory, and market assessment, a significant part of the Conceptual Work Plan is devoted to research and inventory tasks.



Since an acceptable preservation re-use depends on an understanding of community goals and the policy tradeoffs that the community and the decisionmakers are willing to make, the methodology also includes interaction with County, State and Federal decisionmakers and several critical public reports and public meetings. Finally, since a successful preservation re-use depends on an economically viable project, the project is supported throughout by an interdisciplinary resource team of high-level County staff.

#### **INCORPORATING THE RESULTS OF THE PROJECT INTO THE COMMUNITY PLANNING PROCESS**

The results of this project will be fully integrated into existing planning efforts in the Silver Spring/Forest Glen area. Community planning and historic preservation planning staff at the Maryland-National Capital Park and Planning Commission have been involved from the beginning in developing the concept of this project. In addition, the Conceptual Work Plan forseees close coordination with County Council, Planning Board and Historic Preservation Commission officials through the use of a "Policy Review Group". The connection with these important decisionmakers will be vital to tying the results of the project into the local planning process. The County has used the model of interaction with a "Policy Review Group" successfully in a previous planning process for the Georgetown Branch project.

The major responsibilities of the "Policy Review Group" will be:

- o to monitor and review the project at key points to make sure policy issues are identified and discussed and that options under consideration are acceptable;
- o to host public meetings to solicit input; and,
- o to network ideas and publicize project at the highest levels to garner support for the project among all groups.

The results of the project will be made known to the public through reports and public meetings hosted by the "Policy Review Group". These reports, which will be largely factual and descriptive, will be used along with the public meetings to solicit input and feedback for the final RFP.

#### **FUNDING PROSPECTS FOR FUTURE PROJECT PHASES**

The County intends to market the RFP produced through this project nationally. Funding for evaluation of submitted proposals, negotiation with the Army, and subsequent implementation phases will be covered by in-house County resources as part of programmed expenses in future fiscal years. Successful implementation of the County's goals as well as subsequent phases would appear to depend more on the outcome of Army/County/developer negotiations than on funding issues.

## PROJECT TIME FRAME

The project is estimated to take six months from the time the fact book is assembled until the finalized RFP is complete. If the funds are granted, the project will begin in October of 1991 and will be completed by April of 1992. This relatively short time frame is important so that the project can effectively interface with the Army's surplus disposition process.

## COMPATIBILITY WITH OPEN PROJECT SELECTION CRITERIA

- o The project is compatible with the goals and objectives of the Maryland Historical Trust and the Maryland Comprehensive Historic Preservation Plan in that it will act to facilitate the preservation of a place of beauty and cultural importance (Goal II); it will plan for the efficient adaptive reuse of the state's historic building stock (Goal IV); it will link preservation goals with economic development efforts in finding a new private-sector use for the historic district (Goal V); and it will strengthen community pride and knowledge through the active public input and participation component that is planned (Goals I and III).
- o The project will be extremely comprehensive, with the final RFP containing detailing information on all aspects of the historic district.
- o The National Park Seminary Historic District is very significant and has already been identified on the National Register of Historic Places and the County's Master Plan for Historic Preservation. It is a unique, one-of-a-kind resource with regional importance.
- o The district is imminently endangered by neglect. It is also under pressure because of the recent Army's initiation of the surplus disposition process. The current window of opportunity for action to plan for the renovation and reuse of this site is immediate and cannot be delayed.
- o Montgomery County has received CLG funds from the state, but has never applied for other grant funding. The timing of this project has not coincided with the CLG grant application cycle and its urgency has necessitated a special funding request.
- o This project has great protective value and, if successful, will result in the preservation of a vital historic resource.
- o This project will facilitate a multi-million renovation of the National Park Seminary Historic District. It is compatible with and will coordinate with current efforts by private, non-profit preservation groups (Save Our Seminary, Inc.) to study and save the Pagoda sorority.

- o An important component of the proposed project involves public participation and input - particularly through the charrette process. This charrette, as well as the national marketing of the final RFP, will generate a great deal of positive public attention and awareness regarding the National Park Seminary.
- o This project is innovative in many ways: its approach to the renovation of a major historic site, the County's facilitator role, the public input and charrette process, and the nation-wide RFP concept. It could very well serve as a model for other communities faced with similar preservation dilemmas.
- o The County has an excellent track-record of effectively using Certified Local Government (CLG) funds granted by the Maryland Historical Trust. The National Park Seminary project is a critical issue which, unfortunately, has not coincided with our regular cycle of application for CLG funds. However, any additional funds granted would be administered and accounted for with the same thoroughness used in the CLG program.

#### **COMPATIBILITY WITH MARYLAND HISTORICAL TRUST PRIORITIES**

The proposed project is a site-specific study will major survey and planning goals. The data collected for the final RFP will include an extensive physical inventory of the National Park Seminary site. The final RFP will also include a detailed discussion and analysis of planning and policy parameters related to the historic district.

This project relates directly to the Maryland Historical Trust's priority for 1992 of "strengthening of historic/cultural resource protection at the local government level". It involves the direct effort by a local government to develop an innovative preservation planning process that will result in the protection and preservation of a valuable historic resource.

Although not a "typical" preservation planning effort, the process developed for the National Park Seminary project is innovative and, if successful, can be used as a model for other communities.

## APPENDIX A: HISTORY AND CURRENT STATUS

### HISTORICAL OVERVIEW

In 1887, the Forest Glen Improvement Company acquired extensive acreage along both sides of the Baltimore and Ohio railroad line near Silver Spring. A hotel, Ye Forest Inne was constructed that same year to accommodate the prospective buyers who would stay while looking over the area. This venture proved not to be especially profitable. In 1890, the Forest Glen Improvement Company sold the entire remaining property to John Irving Cassedy and his wife Vesta. The Cassedys were owners of the Norfolk Junior College and had been looking for a site for a new private school. The Cassedy's opened their new school, National Park Seminary, in September of 1894.

The Cassedys began a building program on the site immediately and, by 1907, there were twenty-five school structures plus many small service structures and two major additions to the "Inne". Eight of the structures were sorority houses, each built in a different style. These structures include: a bungalow, a pagoda, a Dutch windmill, an Indian mission, a Japanese bungalow, a colonial, a Swiss chalet, and a castle. Two dormitories were constructed - the Senior House and the Villa. A gymnasium was constructed in the 1890s immediately adjacent to the original inn, but was later incorporated into the expanded dining room and kitchen wing. A new gym with swimming pool was built in 1907. Also constructed was a library, a small chapel, a theater called the Odeon, and a large house immediately behind the original inn, known as the Aloha.

The purpose of the eclectic collection of architecture built on the campus was to develop an architectural program for the students at the National Park Seminary and to expand their knowledge and understanding of the arts.

Landscaping of the school campus consisted of retaining walls along the southwest slope of the glen, a series of bridges over the glen, drives and walkways to the buildings, and a formal garden with statuary near the Villa. Because of the terrain, the glen was left in its natural state, and was not cleared or graded. A series of small gardens were arranged in various locations over the campus.

In 1916, the school was sold to Dr. James E. Ament. During his ownership, many of the structures were enlarged and altered considerably. Large-scale additions were made to the original inn, Senior House, and Odeon. Many pieces of sculpture and decorations were added to the school.

In the late 1930s the school was acquired by Ament's son-in-law, Roy Tasco Davis. With the beginning of World War II the Army needed to expand its medical facilities and, in 1942, the United States Government took over the entire site, except for

one building, Braemar. The Army added fire walls and exits to some buildings, and made minor changes to most of the buildings, except the Odeon which was altered extensively.

A copy of the National Register nomination form which was prepared for the National Park Seminary Historic District in 1972 is attached as part of this Appendix.

#### **SURPLUS DISPOSITION PROCESS**

Under the GSA disposition process, the property will be reviewed first to see if it could be used to provide shelter for the homeless. It will then be offered to other Federal agencies, then to state governments, then to local governments, and finally to private parties. The Army will also need to coordinate with the Maryland Historical Trust on the disposition process, so that a Section 106 Review can be done.

#### **CURRENT CONDITIONS AND PRESSING NEED FOR REPAIRS**

There are currently approximately 20 buildings remaining in the historic district. Many are in a state of disrepair and a few have suffered substantial damage due to deferred maintenance.

In 1989, an estimate was submitted by Lt. Col. Llewellyn E. Piper, Executive Officer, Medical Service Corps, Walter Reed Army Medical Center to Maryland Senator Paul Sarbanes detailing costs for pressing repair needed to prevent further deterioration. Senator Sarbanes and Senator Barbara Mikulski used this estimate in asking the Senate Subcommittee on Military Construction Appropriations to consider funding in the Fiscal Year 1990 budget for repairs at the site. The cost of pressing repairs was estimated at that time as \$3,048,000. This figure converted into today's dollars amounts to \$3,383,280. This funding request was never granted due to Federal budget constraints.

A comprehensive assessment of all the structures within the historic district was made in 1973, when the Feasibility Study: National Park Seminary Site Preservation, Forest Glen, Maryland was performed by consultants Keyes, Lethbridge and Condon, under contract with the Maryland-National Capital Park and Planning Commission. In this study, a building-by-building history, analysis of existing condition, and preservation proposal was done. The rough estimate of full reconstruction costs at that time was \$4,347,000. This figure converted into today's dollars amounts to \$13,736,520. There has been additional deterioration to the structures since the 1973 assessment.

However, there appears to be a wide-range of estimates for full restoration of the structures in the historic district. The Army recently approximated full restoration costs at \$30 million.

ACHS SUMMARY FORM

1. Name National Park Seminary Historic District
2. Planning Area/Site Number 36/1
3. MNCPPC Atlas Reference Map 21 Coordinate I-6
4. Address Linden Lane, Forest Glen, Md.

5. Classification Summary

Category District

Ownership Public

Public Acquisition --

Status Occupied

Accessible Yes: restricted

Present use Military; convalescent center

Previous Survey Recording Federal x State x County x Local

(Title and date: National Register 1972; M-MCPC 1976)

6. Date 1890-1916
7. Original Owner John Cassedy

8. Apparent Condition

- a. fair
- b. unaltered
- c. original site

9. Description: The district includes both sides of a steep, wooded ravine in which are located about 20 buildings of varying size and architectural quality. The largest structure, the Inn, is 2 stories, stucco, stone foundation, trimmed in wood, with veranda & pedimented pavilion. Other buildings 1-story chapel (1898) attached to the south end of the Inn; Aloha Dormitory (1898) is stucco with wood trim; 3-story ballroom (1927) with spectacular arches, galleries, timbered roof, & dormers; Odeon Theater (1907) is rectangular with Ionic columns; gymnasium (1907) is 3 stories, rectangular with Greek Revival features; Japanese pagoda (after 1904); Holland windmill (c.1899); Gate House (c.1904); circular stuccoed Castle; bungalow sorority house (1896); Chalet (1899); Mission-style sorority house (1903); Italianate dormitory; formal gardens with sculpture; numerous walkways.

10. Significance: National Park Seminary Historic District is significant as an architectural "folly" unique in the State and its history as a finishing school for women makes it important in local history and to the history of women's education as well. Its wooded land and fanciful, exuberant buildings have survived intact amidst 20th century suburbia. The District's life began as the property of Daniel Carroll, & his brother John began his ecclesiastical career here. In 1890 the Forest Glen Inn was built as a resort hotel; after it proved a financial disaster, it was converted by the Cassedys into the main building of National Park Seminary, a finishing school for girls. The majority of the buildings were constructed between 1894 and 1915. Nat'l Park gained a reputation for eclecticism from its sorority houses--each one built in a different style. By the late 1930's, R.T. Davis converted Nat'l Park into a Jr. college. In 1942, it became part of Walter Reed Army Hospital.

1. Date researched and researcher Nancy Miller, 1972
2. Compiler Eileen McGuckian
13. Date Compiled December 1978
14. Designation Approval
15. Acreage 23 acres

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Maryland	
COUNTY: Montgomery	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:  
National Park Seminary Historic District

AND/OR HISTORIC:  
National Park College

2. LOCATION

STREET AND NUMBER:  
Linden Lane

CITY OR TOWN:  
Forest Glen

STATE Maryland	CODE 24	COUNTY: Montgomery	CODE 031
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
			Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input checked="" type="checkbox"/> Military	<input checked="" type="checkbox"/> Religious	convalescent center	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:  
United States of America, Department of the Army, Walter Reed Hospital

STREET AND NUMBER:  
16th Street

CITY OR TOWN:  
Washington

STATE:  
District of Columbia

CODE:  
11

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Montgomery County Courthouse

STREET AND NUMBER:  
Montgomery Street

CITY OR TOWN:  
Rockville

STATE:  
Maryland

CODE:  
24

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
Maryland Register of Historic Sites and Landmarks

DATE OF SURVEY: 1972  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
Maryland Historical Trust

STREET AND NUMBER:  
2525 Riva Road

CITY OR TOWN:  
Annapolis

STATE:  
Maryland

CODE:  
24

SEE INSTRUCTIONS

Maryland  
Montgomery  
ENTRY NUMBER  
DATE

## 7. DESCRIPTION

CONDITION	(Check One)				
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins
	(Check One)		(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE					
<p>National Park Seminary is located south of the Capital Beltway, east of the Baltimore and Ohio Railroad tracks, and north and west of Linden Lane, in Forest Glen, Maryland. It is part of the Walter Reed Army Hospital and is used as a convalescent center and living quarters for army personnel.</p> <p>The Seminary grounds include either side of a steep, wooded ravine in which are located approximately twenty buildings of varying size and architectural quality. The largest structure, which is also the oldest, was originally named Forest Glen Inn (1890). It is a two-story stucco building on a stone foundation, trimmed in wood in a vaguely half-timber style. At various points the roof has been raised to add a full third story. A one-story veranda runs along the north facade and a three-story pedimented pavilion juts out from the facade at the entrance (see photograph). There is a band of stained glass over the entrance which says "Ye Forest Inn." After the Inn proved a financial disaster, it was converted into the main building of National Park Seminary (1894).</p> <p>A three-story stucco wing of the Inn extends to the south. The southern end is finished in a three-story colonnade (see photograph). Corinthian columns support a pediment that contains a round, traceried, stained glass window of stylized roses.</p> <p>The one-story chapel (1898) is attached to the south end of the Inn. A rectangular building with three-sided bays at each end, it is of stucco with wooden trim and a bell tower. The stained glass is typical of the late nineteenth century. On the interior, the pews are arranged in a semi-circle around the altar. Originally the chapel had green plush auditorium-like seats which the army has replaced with more conventional pews.</p> <p>The Aloha Dormitory (1898) is located to the southeast of the chapel. It is also stucco with wood trim. The courtyard created by the south end of the Inn, the chapel, and the Aloha Dormitory, is bounded by a one-story arcade. A series of caryatids support the brick arches of the arcade.</p> <p>Attached to the east end of the Inn is the dining room.</p> <p>At the west end is a three-story (plus basement) ballroom (1927). From the exterior, the ballroom consists of a tall, stucco structure with peaked dormers lining the roof. On the interior it is quite spectacular. Two-story brick arches with galleries behind them surround the dance floor. Above each bay is a row of niches, each of which contains a piece of sculpture. The ballroom has a timber roof modeled on the hammer beam ceilings of medieval architecture. There is a dormer window in each bay, creating the series of peaked dormers seen on the exterior. Numerous chandeliers hang from the ceiling.</p>					

SEE INSTRUCTIONS

[see continuation sheet]



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

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COUNTY Montgomery	
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ENTRY NUMBER	DATE

(Number all entries)

National Park Seminary Historic District

7. DESCRIPTION, continued

The Odeon Theater (1907) is connected to the west end of the main building by a covered walk way. Basically a rectangular structure, the theater has a large semi-circular bay at its east end, and a portico of Ionic columns running along the east facade. It has a vaguely Greek Revival feeling which is much stronger in the architecture of the gymnasium (1907). The gym is a three-story, rectangular structure (see photograph) with a portico composed of six Corinthian columns supporting an entablature of wreaths and garlands. The entrance facade has two tiers of windows connected by vertical bands of trim reminiscent of Renaissance strap work patterns. At the center of the facade which contains the entrance, a two-story section protrudes. The entrance consists of two pilasters supporting an entablature and a round-arched window on top. Two round-arched windows flank the door. A balustrade runs around the entrance bay.

National Park Seminary gained a reputation for eclecticism from its sorority houses--each one built in a different style. The houses are scattered across the campus. Initially they shared the same plan: a three-story building with one meeting room on each floor. However, some of the houses have received additions which have expanded this usual plan.

The Japanese pagoda (see photograph) is perhaps the most noted of the sorority houses. Built after 1904, it is three stories tall and has the characteristic oriental roof treatment with a series of roofs--one atop each floor--each of which has a pronounced kick at the corners. Originally it was painted with a red-lacquer and had black roofs. It had been assumed that this building came from the 1893 World's Columbian Exposition. However, the pavilion at Forest Glen bears little resemblance to the copy of the Hoo-Den Temple erected in Chicago.<sup>1</sup>

Holland is represented by a windmill (c. 1899, see photograph) which used to have a working blade. Today the windmill is a three-story polygonal structure, pyramidal in shape, covered with blue shingles. A balustrade encircles the structure at the third story. A one-story wing was added to the east end. A gable-roofed one-story projection at the west end serves as the entrance porch.

<sup>1</sup>See the Columbian Exposition Album . . . (Chicago, 1893), 19.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Maryland	
COUNTY Montgomery	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

National Park Seminary Historic District

Next to the windmill is the Gate House (c. 1904). This rectangular building has, at the north end, a two-story portico with square piers and a balustraded veranda at each floor (see photograph). The architecture was intended to represent the Georgian style. Palladian windows, cornice trim, Gothic sashes, garlands, and other details of eighteenth century derivation are scattered over the building like roses on a bakery birthday cake.

A circular, stuccoed castle (see photograph) looks across the glen to the Gate House and windmill. Both the central portion and the round tower are crenelated. The first floor lancet-shaped opening on the west side once functioned as a drawbridge which connected to a foot bridge across the ravine. A one-story stone wing was added to the east side.

The first sorority house built (1896) at National Park was the shingled one-and-one-half story structure to the northeast of the entrance to the Inn. The school chose the American bungalow as the theme for the architecture. It resembles an attempt at the revival of an early colonial style.

The Chalet (1899) originally located on the ballroom site, had as its model the vernacular houses of Switzerland. It was constructed with brown shingles which have since been replaced. The walls are flat and white. There are casement windows, a pair of second-story balconies, and wide overhanging eaves.

In 1903, one sorority built a mission-style house modeled on the Santa Barbara Mission. A stuccoed building with characteristic Spanish roofline, it had mission-style furnishings before a remodeling in the 1930's.

The other principle building on the campus is a three-story dormitory executed in the Italianate style. The low-pitched hip roof, the corner tower, and the balcony of the third story, enforce the Italian feeling. Statues were placed throughout the grounds and incorporated with the landscape plans. The sculpture is academic in form and works well in the setting. Originally, National Park had formal gardens intermixed with the natural beauty of the wooded glen. These gardens have deteriorated.

Virtually all of the buildings are connected by covered walkways. The numerous foot bridges across the glen and the ravine to the B & O station are no longer extant because the construction of the Capital Beltway cut the Seminary off from the other side. One bridge does remain providing access to the castle.

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1894-c. 1930

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input checked="" type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input checked="" type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

National Park Seminary is a folly. The fantasy-land feeling of the Seminary in its wooded setting has charmed alumnae, city planners, visitors, local residents, and even its current owner the United States Army.<sup>1</sup> The naive frivolity and exuberance of the "age of innocence" has survived intact at National Park in the midst of twentieth-century Silver Spring and the Capital Beltway.<sup>2</sup> The extravagances of National Park--its sorority houses, each in a different style; the countless statues throughout the grounds; the three-story ballroom--decry the functionalism of our age.

The educational theories behind the concept of National Park Seminary certainly would be considered follies today. Higher education for women no longer centers on training future gracious wives and mothers. Although the "finishing school" is a dying institution in America, it did express the dominant attitudes toward women's capabilities and roles in society in the days before woman's suffrage and Women's Lib.

The greatest humanitarian contribution of the Seminary has occurred in the last two decades while Walter Reed Army Hospital has used the site as a convalescent center. During World War II, wounded soldiers spent an average of twenty days in the bucolic setting recovering from the ravages of war. A reporter for the Baltimore Sun described this transformation:

[a] one-time finishing school for ritzy sweet young things becomes the healer of the sick and maimed, giving the boys in khaki a luxurious but none the less homelike atmosphere to smooth the comeback trail. There's no suggestion of the hospital about it--and for that the men are grateful.<sup>3</sup>

<sup>1</sup>See Sue LoPresti, "This is a Military Installation?", Military Living (December 1971), 26-27.

<sup>2</sup>Henry F. May, The End of American Innocence (Chicago 1959).

<sup>3</sup>The Sun (Baltimore), May 30, 1947.

[see continuation sheet]

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE		Maryland	
COUNTY		Montgomery	
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ENTRY NUMBER		DATE	

(Number all entries)

National Park Seminary Historic District

8. SIGNIFICANCE, continued

On a local level, National Park is very important to the citizens of Forest Glen, which borders on the west side of the Seminary. The 23 acres of wooded land create a rural vista in the midst of congested, suburban Washington. The Seminary grounds offer welcome open space and lend an air of bucolic dignity to the home owners in the vicinity.

The ground on which the seminary is located once belonged to Daniel Carroll, Commissioner of the District of Columbia. In 1772, his brother, John Carroll, the first bishop and first archbishop of the American Roman Catholic Church, began his ecclesiastical career on the Carroll property.

National Park Seminary opened in 1894 under the direction of Dr. and Mrs. John A. I. Cassedy. They bought the resort hotel, Forest Inn, and converted it to a seminary for women. The Casseyds built the majority of the extant structures. In 1916, James E. Ament took over the seminary. His chief contributions consisted of building the ballroom, installing the sculpture, and landscaping the grounds. By the late 1930's, Roy Tasco Davis had replaced Ament and converted National Park into a junior college. In 1942, the U. S. Army cut short Davis' tenure when the property became part of Walter Reed Army Hospital.

9. BIBLIOGRAPHICAL REFERENCES, continued

Getty, Mildred. "National Park Seminary." The Montgomery County Story. Vol. XIII (February 1970), 1-8.

Kennedy, George. "Army Hospital, Former National Park Seminary, Keeps Name of Forest Glen Alive." Washington Evening Star, January 22, 1951.

Lancaster, Clay. Architectural Follies in America. Rutland, Vermont: Charles Tuttle, 1960.

LoPresti, Susan. "Is This a Military Installation?" Military Living (December 1971), 26-27.

May, Henry F. The Era of American Innocence: A Study of the First Years of Our Own Time 1912-1917. Chicago: Quadrangle Paperbacks, 1959.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Maryland	
COUNTY	
Montgomery	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

National Park Seminary Historic District

The Sun (Baltimore, May 30, 1943, June 22, 1947.

The Washington Post, June 15, 1972.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Columbian Exposition Album Containing Views of the Grounds, Main and State Buildings, Statuary, Architectural Details, Interiors, Midway Plaisance Scenes, and Other Interesting Objects which had Place at the World's Columbian Exposition Chicago: 1893. Chicago: Rand, McNally and Company, 1893.

Crawford, James, Senior Planner, Maryland-National Capital Park & Planning Commission. Information from the Commission's files. [see continuation sheet]

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	39° 00' 49"	77° 03' 33"				
NE	39° 00' 51"	77° 03' 15"				
SE	39° 00' 34"	77° 03' 11"				
SW	39° 00' 38"	77° 03' 29"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 23 acres

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

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:  
Nancy Miller, Historian

ORGANIZATION: Maryland Historical Trust      DATE: July 10, 1972

STREET AND NUMBER:  
2525 Riva Road

CITY OR TOWN: Annapolis      STATE: Maryland 21401      CODE: 24

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Orlando Ridout IV  
Orlando Ridout IV

Title: State Liaison Officer for Maryland

Date: \_\_\_\_\_

I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
Chief, Office of Archeology and Historic Preservation

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Keeper of The National Register

Date: \_\_\_\_\_

SEE INSTRUCTIONS

## APPENDIX B: CONCEPTUAL WORK PLAN

1. Prepare Fact Book A significant amount of information has already been prepared regarding the history, present use and condition of the Forest Glen facility. It will be desirable to compile this information into a single source document. This document will be an important resource for those considering participation in one or more aspects of the redevelopment program.
2. Design and Conduct Research/Inventory/Analysis After the Fact Book is prepared, any gaps in information will need to be filled in. In addition, a more detailed level of analysis that needed for the draft Request for Proposal must be done. A preliminary assessment suggests this phase of the project would include: 1) A detailed inventory of the buildings; 2) A site evaluation to determine the maximum amount of developable land and proposed boundaries, taking into account historic preservation requirements and other regulatory impacts; 3) A market evaluation to determine what uses the market would support; and 4) A preliminary cost and revenue assessment.
3. Prepare Opportunities and Constraints Report The results of the building inventory, the site evaluation, the market evaluation and the preliminary cost/revenue assessment, as well as data from the Fact Book, will be included in this report.
4. Public Meeting This meeting will be held to share the results of the Opportunities and Constraints Report and to solicit input for the draft RFP on such things as preliminary goals; acceptable and/or preferred uses; potential policy tradeoffs well as possible funding issues that may need to be addressed.
5. Develop Draft RFP Results from the Opportunities and Constraints Report and input from the public meeting will be used to develop a draft RFP to be tested through the charrette process.
6. Test RFP Through the Charrette Process The draft RFP would be presented in a charrette format to a group of graduate students in the fields of architecture, business, and economics. The goal is to gain creative ideas and reactions to the draft RFP and to see if viable projects for the reuse of the National Park Seminary can grow out of the data presented in the RFP. It is hoped that a major preservation group, such as the National Trust for Historic Preservation, could be involved in sponsoring the charrette. It is also hoped that the charrette process will garner a great deal of public attention and interest, thus increasing the opportunities for input and involvement by interested citizens and groups.

7. Report on Charrette and Produce Final RFP for Circulation  
The input and lessons gleaned from the charrette would be used to modify the draft RFP as needed. The final RFP would be prepared and distributed nationally. It is anticipated that marketing of the RFP would include advertising in national preservation and architectural publications, as well as direct solicitation of developers with appropriate track records.



APPENDIX C  
RESUMES OF PROJECT STAFF

RESUME

Eugene B. Sieminski  
Sieminski & Associates  
5306 Buffalo Road  
Mt. Airy, Maryland 21771

Telephone: (301) 829-0001  
FAX: (301) 829-0372

EXPERIENCE

1988-Present Self-Employed  
Principal Clients:

A.J. DWOSKIN & ASSOCIATES, Fairfax, Va.

- \* Prepare Marketing programs and studies related to leasing of retail and office space in Northern Virginia.
- \* Multi-family housing market studies.

HALLOWELL CORPORATION, Rockville, Md.

- \* Coordinate development and marketing for 2 warehouse projects and a shopping center.
- \* Conduct market studies and financial feasibility analyses for residential and commercial projects.

WOODFIELD PARTNERSHIP, Olney, Md.

- \* Perform feasibility studies and provide project management services for a seven building office complex.

LUTHER PLACE CHURCH, Washington, D.C.

- \* Develop financial program; project management services for a \$16 million affordable housing project & ministries.

UNIVERSITY OF MARYLAND, College Park, Md.

- \* Conduct 13 week seminar on residential development process for the State of Maryland Department of Housing and Community Development.

1986-88 A.J. DWOSKIN & ASSOCIATES, Fairfax, Va.

Coordination of land acquisition and development programs for new commercial projects in Northern Virginia. Support Commercial leasing department, set up computerized tenant prospecting system, work order system.

1981-86 Consultant to **CARL M. FREEMAN ASSOCIATES, LKAP CORPORATION** and the **HOUSING OPPORTUNITIES COMMISSION of MONTGOMERY COUNTY, MD.**

Coordination of development program/approvals for tax exempt bond financing for 274 garden apartments.

Land assembly, financing, design, construction and leasing of 40,000 sq ft shopping center; development of a condo office project; financial planning for 856 lot single family development and a 60 acre industrial park.

Negotiation of \$1 million local government loan to developers to rehabilitate existing rental housing; design of home ownership financing program involving use of second trusts; management of relocation/renovation /resale program for publicly owned townhouses; planning, government approval, and construction of 55 unit modular housing project.

1979-81 **CARL M. FREEMAN ASSOCIATES, Potomac, Md.**

Rent-up and management of moderately priced dwelling units built under local government regulations; establishment of homeowners associations; arrangement for Section 8, FHA Mortgage insurance, State of Maryland Construction loan, and GNMA financing commitments for rental housing projects; special studies relating to pricing, product, marketing, financing, and customer service.

1974-79 Director, **HOUSING OFFICE, MONTGOMERY CO., MD.**

Encouragement of private construction of assisted and market rate rental housing; administration of sewage capacity for assisted/market rate housing; administration of Moderately Priced Dwelling Unit Program; review and recommendation of County endorsement for State and Federal financing for new and rehabilitated housing projects; negotiations with landlords on behalf of the County government to preserve privately owned rental housing for low and moderate income households; development and update of housing policy documents for County Council review and approval; completion of a variety of special projects and assignments received from the County Executive and County Council dealing with such issues as rent stabilization and condo conversion.

1965-74 **CONSULTANT**

Real estate feasibility studies, financing programs, syndication packages, marketing programs; conduct of market research and evaluation of designs for new and rehabilitated housing projects. Client organizations included **CARL M. FREEMAN ASSOCIATES, A.J. DWOSKIN and ASSOCIATES, THE ROUSE COMPANY, GULF RESTON CORPORATION, WESTINGHOUSE (Urban Systems Development Corporation), HELMSLEY-SPEAR CORPORATION, THE CHARLES E. SMITH COMPANIES, and the DEPARTMENT OF DEFENSE.**

**EDUCATION**

Washington & Lee University  
BS, 1955

Montana School of Mines  
advanced Studies in Geology

Columbia University  
advanced Studies in Engineering Drawing

American University School of Business  
MBA, Magna Cum Laude, 1963

**REFERENCES**

Albert J. Dwoskin  
A.J. Dwoskin & Associates  
(703) 273-9320

Carl M. Freeman  
Carl M. Freeman Assoc.  
(301) 983-0400

Bob Davis  
Hoskinson & Davis  
(202) 785-5200

William H. Hussmann  
Montgomery County Govt.  
(301) 217-2998

Robert Schwinn, AIA  
Robert Schwinn, AIA & Associates  
(301) 469-8100

Susan Slater  
University of Maryland  
(202) 364-1975

Bernard L. Tetreault, Director  
Housing Opportunities Commission of Montgomery County  
(301) 933-9750

**FAMILIARITY WITH THE FOLLOWING COMPUTER SOFTWARES:**

- |                    |                     |
|--------------------|---------------------|
| • Lotus 1-2-3      | • Project Scheduler |
| • Lotus Manuscript | • Network           |
| • Symphony         | • Atlas Graphics    |
| • D Base 3 Plus    | • Master Graphics   |
| • R Base V         | • Kwikstat          |
| • Reflex           | • Word Perfect      |
| • Sideways         | • Lotus Freelance   |

SUE RICHARDS

720 W. Montgomery Ave  
Rockville, MD 20850

(301) 217-2430 (W)  
(301) 309-0896 (H)

MONTGOMERY COUNTY OFFICE OF PLANNING POLICIES

January 1985 - Present

Planning Manager

Dec 1987 to Present

Manage Executive branch review of master plans. Have completed several major plan revisions to meet sixty day deadline for transmittal to Council. Direct staff in review and analysis of issues; advise citizens, property owners, government staff and others of Executive positions.

Selected to attend The 1990 Maryland Government Executive Institute, a three week course in management for mid-level managers. Co-sponsored by University of Maryland College of Business and The Aspen Institute, courses included public administration, public policy and "how-to" management courses.

Directed Executive branch revisions to FY89 Annual Growth Policy. Developed concept to permit relocation of major employer to Germantown. Managed Executive branch review of "loophole" legislation and other APF amendments.

Hired and trained personnel for four vacancies in the Planning Policies Group.

Senior Planner

Aug 1986 to Dec 1987

Developed transportation, land use, parking and growth policies to support Executive initiatives to revitalize Silver Spring CBD. Managed Executive branch work on Transportation Management District legislation, amendments to Silver Spring Sector Plan and Annual Growth Policy. Coordinated Executive staff work with Planning and Council staff.

Managed Executive branch analysis of transportation issues in the FY88 Annual Growth Policy, including evaluations of the TRIMS computer model and the administration of the APFO. Developed transportation and policy options for the Executive. Wrote significant portions of the document and managed graphics production. Executive hailed the AGP as one of the significant accomplishments of his first six months in office.

Trained new staff in OPP in policy analysis, growth management, planning and zoning.

MONTGOMERY COUNTY OFFICE OF PLANNING POLICIES (continued)

Land Use Planner

Jan 1985 to Aug 1986

Responsible for Executive branch review and comments on proposed text amendments and subdivision regulations. Established text amendment review group in Executive branch to coordinate comments. Represented Executive positions at public hearings and worksessions.

Coordinated interdepartmental review and comments on master plan amendments for Bethesda CBD, Georgetown Branch, Grosvenor and Four Corners.

Analyzed local map amendments for Boyds quarry and American Speech and Hearing Association. Responsible for review and comment on proposed annexations.

Provided technical land use research and analysis to support the Executive's Blue Ribbon Commission on Planning powers. Prepared nationwide survey and analysis of planning structures and organization.

CITY OF ROCKVILLE PLANNING DEPARTMENT

May 1982 to Jan 1985

Managed neighborhood planning process for the Hungerford-Stoneridge neighborhood. Responsibilities included designing the planning process; recruiting and training the citizen's advisory group; identifying and analyzing land use and transportation issues; developing Planning Commission positions.

Staffed the Board of Appeals. Responsibilities included analyzing variance and special exception applications; preparing staff recommendations; staffing Board of Appeals hearings and coordinating with the City Attorney's office.

PROFESSIONAL EDUCATION

Masters in City Planning - University of Pennsylvania, Graduate School of Fine Arts, Philadelphia, PA. Graduated with Distinction, May, 1980.

B.S. in Foreign Service - Georgetown University, School of Foreign Service. Washington, DC. May, 1977.

GWEN L. MARCUS

1804-A Swann Street, N.W.  
Washington, D.C. 20009  
(202) 462-8741

Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910  
(301) 495-4570

**Professional  
Experience:**

- Historic Preservation Coordinator  
Maryland-National Capital Park and Planning  
Commission  
Montgomery County, Maryland....October 1987  
to present

Duties: Provide technical support to the  
Montgomery County Planning Board and Historic  
Preservation Commission on historic preserva-  
tion issues, including: the evaluation and  
designation of historic sites and districts,  
the impact of proposed site plans, subdivisions,  
and development projects on designated and  
potential historic resources, design review  
of changes to designated sites, and the  
development of legislation regarding preser-  
vation programs.

- Director of Architectural Design and Redevelopment  
Galveston Historical Foundation  
Galveston, Texas.....June 1984 to October 1987

Duties: Coordinated a vigorous commercial and  
residential revitalization effort including:  
managing a \$250,000 Residential Revolving Fund,  
design review on nearly 40 easements and deed  
restrictions held by GHF, development/imple-  
mentation of a proposal to create a locally-  
zoned historic district in the Strand Nation-  
al Landmark area, supervision of rehab advice  
and education services, and close coordina-  
tion with City planning staff on zoning and  
planning issues.

- Manager for Initiation of Queen Anne High School  
Project  
Historic Seattle Preservation Development  
Authority  
Seattle, Washington.....January to March 1984

Duties: Prepared a Request for Qualifications  
package for this major rehabilitation project,  
distributed the package to developers throughout  
Seattle and worked closely with them as they  
developed proposals, worked with the Historic  
Seattle Board on selection of a developer.

**Professional  
Experience  
(cont.):**

- Residential Program Director  
Galveston Historical Foundation  
Galveston, Texas.....June 1980 to May 1984

Duties: Initiated a residential revitalization program in Galveston which involved rehab advice and education, including a Demonstration House Project, an innovative Paint Partnership Program, and a Residential Revolving Fund.

- Rehabilitation Advisor  
Galveston Historical Foundation  
Galveston, Texas.....July 1979 to May 1980

Duties: Provided individual homeowners with technical assistance on their rehabilitation projects, disseminated information on correct rehabilitation practices through newspaper articles and workshops, and worked with neighborhood groups on preservation issues in their historic areas.

- Intern  
Connecticut Trust for Historic Preservation  
New Haven, Connecticut...June 1978 to May 1979

Duties: Completion of an architectural/historical inventory of historic structures in a 19th century New Haven neighborhood.

**Other Professional  
Affiliations and  
Activities:**

Lecturer, University of Maryland 1991 Summer  
Program in Historic Preservation,  
Cape May, N.J.

Speaker, 1989 National Trust for Historic  
Preservation Annual Preservation  
Conference, Philadelphia, PA

Attended 1980 Conserve Neighborhoods Short  
Course, National Trust for Historic  
Preservation, Memphis, TN

Member, Montgomery Preservation, Inc.  
Montgomery County, Maryland

Member, National Trust for Historic Preservation

**Education:**

Yale University, Class of 1979  
B.A. in Architecture and Architectural History  
Cum Laude and Honors in the Architectural  
History major





Montgomery County Government

ROCKVILLE, MARYLAND 20850

June 20, 1991

Mr. J. Rodney Little  
State Historic Preservation Officer  
Maryland Historical Trust  
100 Community Place  
Crownsville, MD 21032

Dear Mr. Little,

This letter is to attest that, if a grant is funded by the Maryland Historical Trust for the National Park Seminary project, the Montgomery County government will provide matching funds to support the effort.

Montgomery County commits to supply up to \$10,000 in cash and \$10,000 in "in-kind" contributions to match funds granted by the Maryland Historical Trust for the National Park Seminary.

Thank you for your attention in this matter. Sue Richards at (301) 217-2430 would be happy to answer any questions you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "William H. Hussmann".

William H. Hussmann  
Chief Administrative  
Officer

U.S. DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
CIVIL RIGHTS ASSURANCE OF COMPLIANCE

Montgomery County Government  
(Name of Applicant-Recipient)

ALSO AGREES to comply with the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975 and all requirements imposed by or pursuant to the Department of the Interior Regulations (43 CFR 17) issued pursuant to these titles, to the end that, no person in the United States shall, on the grounds of age or handicap be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant-Recipient receives financial assistance from the National Park Service and hereby gives assurance that it will immediately take any measures to effectuate this agreement.

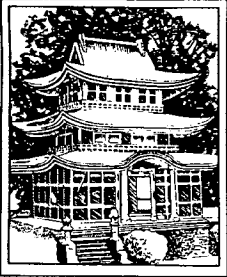
Montgomery County Government  
APPLICANT-RECIPIENT

William Tomaszewski  
Signature  
AUTHORIZED OFFICIAL

101 Monroe Street, Rockville, MD 20850  
APPLICANT-RECIPIENT'S Mailing Address

June 20, 1991  
DATE

FRIENDS OF  
WALTER REED  
AT FOREST GLEN



SAVE OUR  
SEMINARY  
COMMITTEE

P.O. Box 8274  
Silver Spring, MD. 20907

June 19, 1991

Mr. J. Rodney Little  
State Historic Preservation Officer  
Maryland Historical Trust  
100 Community Place  
Crownsville, Maryland 21032

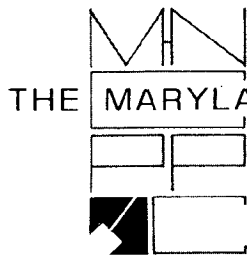
Re: Maryland Historical Trust survey and planning grant  
funds for fiscal year 1992

Dear Mr. Little,

We strongly support the grant application of Montgomery County for the above referenced grant funds regarding the National Park Seminary at Forest Glen. Our non-profit organization was formed in recognition that this site is both a regional and national historic treasure and worthy of preservation. Through the years, the U.S. Army has displayed a lack of committment towards preserving this historic district. Now the Army has stated their desire to transfer the responsibility of the site to others. We feel that it is appropriate that the County take an active role in investigating the potential future use of the site. Time is of the essence for many of the buildings are in imminent danger of demolition by neglect. We feel that the award of this grant would be a positive step towards fighting for the survival of this historic property.

Sincerely,

Mark Yanowitz, Vice-President SOS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

June 20, 1991

Mr. J. Rodney Little  
State Historic Preservation Officer  
Maryland Historical Trust  
100 Community Place  
Crownsville, MD 21032

Dear Mr. Little,

I am writing on behalf of the Montgomery County Planning Department of the Maryland-National Capital Park and Planning Commission and wish to share with you our strong support of Montgomery County's application for Maryland Historical Trust grant funds to study the National Park Seminary Historic District and, ultimately, to prepare a Request for Proposals on this site.

I have personally toured the National Park Seminary Historic District and can testify to its distinct architectural and historical significance. I can also testify to its extremely deteriorated condition, as well as the need to act quickly and effectively if this wonderful cultural resource is to be saved.

Because of the importance of this site, Montgomery County Planning Department staff - from both our Community Planning and Historic Preservation Planning sections - have worked closely with Montgomery County officials to develop a unique strategy that will facilitate the preservation of the district. We believe that the concept of engaging in a major planning effort that will result in a nationally-distributed Request for Proposals is an approach that will be both innovative and successful.

The Montgomery County Planning Department intends to remain very involved in the National Park Seminary project as it progresses. The products of this study will be fully integrated into our organization's planning efforts.

In conclusion, I hope that you will grant to Montgomery County the funds necessary to proceed with this important preservation planning effort. If you have questions on this matter, please feel free to contact me at (301) 495-4500.

Sincerely,

Robert W. Marriplett, Jr.  
Planning Director



## Montgomery County Government

July 3, 1991

Mr. J. Rodney Little  
State Historic Preservation Officer  
Maryland Historical Trust  
100 Community Place  
Crownsville, MD 21032

Dear Mr. Little,

The Montgomery County Historic Preservation Commission (HPC) has long been concerned about the deteriorating condition of the National Park Seminary Historic District - one of the County's most interesting and significant historic sites. Under the U.S. Army's ownership, this unique collection of National Register-designated late 19th and early 20th century buildings has been slowly decaying - to the point where some of the district structures are truly endangered due to demolition-by-neglect.

For many years, the HPC has tried to persuade the Army, the County, and elected officials at all levels that action must be taken to save this important historic site. Therefore, the HPC is enthusiastic in its support of the Montgomery County Government's application for Maryland Historical Trust survey and planning funds to study the National Park Seminary and to prepare a Request for Proposals on the property.

The HPC applauds the County for having the foresight and conviction to take on this difficult preservation dilemma. The proposed approach seems well-conceived: it wisely involves interested public agencies, the historic preservation community, neighborhood residents, and private sector business-people in the planning process. In addition, it appears to be a good integration of preservation goals with broader planning and development issues. Finally, it merges public and private sector interests into an unusual, but potentially successful, partnership.

The time has clearly arrived to move forward on the preservation of the National Park Seminary Historic District and the HPC is pleased to see the County assume a leadership role in this project. The HPC urges you to give positive consideration to the County's application for funds and pledges that both the HPC members and staff will work closely with the County on all National Park Seminary efforts.

Sincerely,

Leonard Taylor, Jr.  
Chairman

Historic Preservation Commission

~~St. Maurice Street, Rockville, Maryland 20850-2419, 301/217-3625~~

8787 Georgia Avenue, Silver Spring, MD 20910 (301)495-4570



## Montgomery County Government

July 3, 1991

Mr. J. Rodney Little  
State Historic Preservation Officer  
Maryland Historical Trust  
100 Community Place  
Crownsville, MD 21032

Dear Mr. Little,

The Montgomery County Historic Preservation Commission (HPC) has long been concerned about the deteriorating condition of the National Park Seminary Historic District - one of the County's most interesting and significant historic sites. Under the U.S. Army's ownership, this unique collection of National Register-designated late 19th and early 20th century buildings has been slowly decaying - to the point where some of the district structures are truly endangered due to demolition-by-neglect.

For many years, the HPC has tried to persuade the Army, the County, and elected officials at all levels that action must be taken to save this important historic site. Therefore, the HPC is enthusiastic in its support of the Montgomery County Government's application for Maryland Historical Trust survey and planning funds to study the National Park Seminary and to prepare a Request for Proposals on the property.

The HPC applauds the County for having the foresight and conviction to take on this difficult preservation dilemma. The proposed approach seems well-conceived: it wisely involves interested public agencies, the historic preservation community, neighborhood residents, and private sector business-people in the planning process. In addition, it appears to be a good integration of preservation goals with broader planning and development issues. Finally, it merges public and private sector interests into an unusual, but potentially successful, partnership.

The time has clearly arrived to move forward on the preservation of the National Park Seminary Historic District and the HPC is pleased to see the County assume a leadership role in this project. The HPC urges you to give positive consideration to the County's application for funds and pledges that both the HPC members and staff will work closely with the County on all National Park Seminary efforts.

Sincerely,

A handwritten signature in cursive script that reads "Leonard Taylor, Jr.".

Leonard Taylor, Jr.  
Chairman

Historic Preservation Commission

~~51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3635~~

8787 Georgia Avenue, Silver Spring, MD 20910 (301)495-4570

10. PROJECT COORDINATOR (ALL FUTURE CORRESPONDENCE SHOULD BE DIRECTED TO THIS PERSON. IF SAME PERSON AS IN NO. 12 BELOW, WRITE "SAME AS BELOW.")

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: (BUSINESS) \_\_\_\_\_ (HOME) \_\_\_\_\_

11. PRINCIPAL INVESTIGATOR: (IF KNOWN, ATTACH RESUME)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

12. PROPOSAL SUBMITTED BY:

NAME & TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: (BUSINESS) \_\_\_\_\_ (HOME) \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

13. ATTACHMENTS CHECKLIST

- a. Proposal Narrative (see Part II, Section B): \_\_\_\_\_
- b. Detailed budget with sources of match defined: \_\_\_\_\_
- c. Letter(s) attesting to availability of local match: \_\_\_\_\_
- d. Signed Civil Rights Compliance Form: \_\_\_\_\_
- e. Signed Debarment Certificate: \_\_\_\_\_
- f. Two letters of support from local community: \_\_\_\_\_

**APPLICATIONS MUST INCLUDE ALL REQUESTED INFORMATION AND ATTACHMENTS TO BE ACCEPTED FOR CONSIDERATION.**

Deadline for receipt of all Fiscal Year 1992 Survey and Planning Grants-in-Aid applications is June 21, 1991. Mail **two complete sets** of applications to:

Mr. J. Rodney Little, Director  
Maryland Historical Trust  
45 Calvert Street  
Annapolis, Maryland 21401

After May 17, 1991, please mail applications to the Trust's new office at 100 Community Place, Crownsville, Maryland 21032.

MHT 4/91