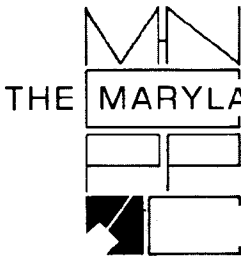


STAFF REC: ASPEN HILL AREA 1991

Model Easement... KTHP

Gwen's



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 21, 1991

MEMORANDUM

TO: Montgomery County Historic Preservation Commission
FROM: Historic Preservation Planning Staff
SUBJECT: Staff Recommendations on Historic Resources in the Aspen Hill Planning Area - Part One.

As part of the current comprehensive update of the Aspen Hill Master Plan, a number of potential historic resources in the planning area are being evaluated for designation on the Master Plan for Historic Preservation. Six of these potential resources are presently identified on the Locational Atlas and Index of Historic Sites. Ten other potential resources (seven of which are bridges) were suggested by the Aspen Hill community through the Aspen Hill Citizen Advisory Committee.

This memo, presented in preparation for the August 28th HPC worksession on this issue, covers only the six individual historic resources on the Locational Atlas. The ten resources recommended by the community will be reviewed by the HPC at a worksession in September - the staff recommendations on these resources will be distributed one week prior to the worksession.

Of the six Locational Atlas resources discussed in this report, five are recommended for Master Plan designation.

It should be noted that a seventh Locational Atlas resource in the Aspen Hill planning area, the Log Cabin (Resource #27/03), is no longer standing. It is in the process of being removed from the Atlas through a separate amendment to the Master Plan (the Locational Atlas Update Final Draft Amendment is currently before the County Council).

It should also be noted that there is one site in the Aspen Hill planning area currently designated on the Master Plan for Historic Preservation - Milton II, the family home of John E. Muncaster, owner of Muncaster Mill. This site was placed on the Master Plan in 1986. However, it burned in 1986, while the property was in the process of subdivision, and only the stone springhouse remains.

2. meet w/ owner?

2. send history to HPC members via meet packet
★ Parker Farm

4. check on demo permit status

5. ask attorney's opinion about bringing this back as "double jeopardy"

3. schedule for 9/25?

STAFF RECOMMENDATIONS:

Staff recommends the following resources for designation on the Master Plan for Historic Preservation:

- #27/01 Rock Spring
- #27/06 A.J. Cashell Farmhouse
- #27/10 Layhill Methodist Episcopal Church (Oak Chapel)
- #27/12 John R. Champayne Farmhouse
- #27/15 Beall Cemetery

Staff finds the following resource too greatly altered for inclusion on the Master Plan and recommends its removal from the Locational Atlas:

- #27/09 Jacob Van Horn Farmhouse

POSITIVELY RECOMMENDED RESOURCES:

O.K. #27/01 Rock Spring, 15021 Rocking Spring Drive

Rock Spring is architecturally and historically one of the most significant resources in the Aspen Hill planning area. It was built in 1879 as the home of Roger Brooke Farquhar, a prosperous member of the Quaker community. This elaborate Victorian house was built on 391 acres deeded to Farquhar by his mother in 1866, and the land was part of the 500 acres purchased by her father, Roger Brooke V, in 1823.

Rock Spring was a very grand house for the period, featuring 12 rooms, five fireplaces, and an indoor bath with running water. It reflected the Farquhar's prominence: he was a successful dairyman and important civic leader. Some of his activities included being a charter member of the Enterprise Club - organized in 1866, President of the Rotary, President of the Horticulture Society, on the School Board (by appointment of the Governor in 1904), and a Director of the Savings Institution of Sandy Spring for fifty years. His son, Roger Brooke Farquhar, Jr., grew up at Rock Spring and was the author of the authoritative book, Historic Montgomery County, Maryland - Old Homes and History.

After the Farquhars sold the house in 1913, it changed hands several times. The property was subdivided in 1956 by Manor Lake Corporation. The existing 3.11 acre parcel abuts Rock Creek Regional Park, southeast of Lake Bernard Frank, near the end of Rocking Spring Drive.

Rock Spring retains much of its original architectural fabric including original stickwork ornamentation, a slate roof, louvered blinds, unusual flat-muntinned windows, and wooden German siding. A one story family room and porch were added to the west (rear) in 1945. The original wrap-around porch on the east and south exposures has been replaced by a concrete deck with iron railing. The house is framed with mature maples and the grounds include a four-bay carriage house and small shed.

Staff recommends placement of Rock Spring on the Master Plan for Historic Preservation, in that it meets criteria 1(a), 1(c), 1(d), and 2(a) of the Historic Preservation Ordinance. It has character, interest and value as part of Montgomery County's cultural, economic and social history, it is associated with an influential County family - the Farquhars, and it embodies the distinctive architectural characteristics of the Victorian period with unusually fine detailing.

The environmental setting recommended by staff would be the entire 3.11 acre parcel, including the house and two outbuildings. There are no planning issues affecting Rock Spring, although the property is presently on the market. The zoning in this area is R-200 (half acre lots).

O.K. #27/06 A.J. Cashell Farmhouse, 15308 Morningmist Lane

The A.J. Cashell Farmhouse, built in 1868, is significant as an example of rural vernacular architecture typical of that constructed in Montgomery County in the second half of the 19th century. It was built by Andrew J. Cashell, a farmer and blacksmith, on land inherited from his father's estate - part of a tract referred to as Layhill. The Cashells were large landowners in the community, and Andrew was an original trustee of the Layhill Methodist Episcopal Church. He lived in the house until his death in 1909.

Although the house's original setting has been altered as part of its integration into a new residential subdivision, the two-story, three-bay, frame house with its pedimented porch and jig-sawed balustrade retains much of its original architectural integrity. Significant features, such as the dentils at the eaves, the returns at the end gables, and a front door with a transom and sidelights, have been retained. The rear ell was enlarged in the 1930s and a large brick fireplace chimney was added that intersects the gable at the end of the ell. Windows in the house are six-over-six, double-hung, except in the second story of the rear ell. There is a sliding glass door on the first floor at the rear. Associated with the A.J. Cashell Farmhouse is a small clapboard wash house (probably log under the existing siding) with a large braced overhang at the entry and a brick chimney. The wash house has a board-and-batten door, two six-light windows, and a wood shake roof.

The A.J. Cashell Farmhouse is recommended by staff for placement on the Master Plan, based on Historic Preservation Ordinance criteria 1(a), 1 (d), and 2(a). It is significant in that it represents the agricultural heritage of the Aspen Hill area and is an example of a vernacular farmhouse of the second half of the 19th century. It also is an essential part of the interpretation of the origins and the history of the Layhill community. Its distinctive and intact detailing, its relatively unaltered condition, and the unusual accessory building give the resource particular architectural importance.

It should be noted that other Cashell family-related resources in the area have previously been removed from the Locational Atlas, including the Cashell family cemetery at the end of Argyle Club Road, the Gustavus Cashell House, and the Cashell Tenant House and Barn. Only the J.H. Cashell Farm, Site #22/25, which is a much more elaborate Victorian structure, has been placed on the Master Plan.

Surrounded by the Gayfields subdivision, there are no planning issues related to this resource. The recommended environmental setting is the entire 1.02 acre parcel. *W/ washhouse* ←

O.K. by changed setting
#27/10 Layhill Methodist Episcopal Church (Oak Chapel United Methodist Church), 14500 Layhill Road

Oak Chapel United Methodist Church (historically called the Layhill M.E. Church) is important as a representative example of the small rural Victorian churches which once dotted Montgomery County's landscape. The original section was built in 1886, at a time when many Montgomery County churches were fragmenting over national church issues from the previous generation. Built by members of the congregation, it was one of twelve churches in a circuit served by a horseback-riding pastor until 1904. In 1948, the church changed its name to Oak Chapel, and officially recorded the change in 1968.

The church has been a landmark and center of community life for Layhill area residents since its establishment and is still used for community and organizational meetings. The early Lay Hill Academy (established in 1839 and razed in 1957) once stood directly north of the church. It was used after World War II as the church kitchen. The Lay Hill Community Hall, a log structure originally across the road from the church (now demolished), created additional activity in this rural center.

The small, three-bay by one-bay, gable-roofed church is reflects the simplicity of late 19th century rural vernacular church architecture. Located on a knoll surrounded by mature oak trees, it faces south at a bend in Layhill Road - which increases its visual prominence. The cemetery directly east of the church contains markers dating from 1873, including those of the locally prominent Van Horn and Nicholson families. To the west, a row of mature cedar trees line the former access to the church and the original lane to what was previously a Cashell family farm.

Architecturally, the Layhill Church has lost much of its integrity through alterations and additions to the original chapel. It is covered with aluminum siding, the original windows, damaged in a 1979 fire, have been replaced, and a small window in the front gable has been covered with siding. Also, several large additions - including a 1960's cinder block wing - have altered the property. As some point in the future, the church has stated that it has plans to erect a new building on the site, but will - in all likelihood - retain the original chapel building.

Staff recommends the Layhill Methodist Episcopal Church, now called Oak Chapel Methodist Church, for historic designation based on Historic Preservation Ordinance criteria 1(a), 1(d), and 2(e). Staff recognizes the altered state of the original building, but finds that the historical significance of the church, its association with locally prominent families in the community, and its importance as a visual landmark in Aspen Hill make it worthy of Master Plan designation. ← HPC

The church is historically significant in that it reflects the development of the Methodist church in Montgomery County - from the early days of horseback-riding ministers serving a number of rural churches in a circuit to the present. It also represents the role of small rural churches in the fabric of the community, particularly the 19th century farming community of Layhill. Due to the church's prominent location and setting, it is a familiar feature of the neighborhood and the County.

Because of the drastically altered state of the original church, staff recommends that the designation include only the original chapel, cemetery, surrounding trees, and original access to the church. The designation should specifically exclude the newer additions to the church. This designation would have a setting that includes the original .5 acre church site and excludes the remaining three acres (see attached map).

In addition, staff recommends that the designation specifically note the altered condition of the original church and, thus, the appropriateness of leniency in reviewing alterations to the chapel itself.

Finally staff recommends that, to mark the site in the community and enhance the understanding of the historic importance of the site, an interpretive marker should be erected.

Planning issues affected the resource include the abandonment of Argyle Club Road, that has taken place in conjunction with the widening of Layhill Road. Paving on Argyle Club Road will be removed. The new vehicular access to the church property is north of the church, terminating in a large parking area. Future development of the adjacent golf course is the only other issue which might impact the resource, particularly the cedar trees that separate the church from the golf course property.

The Church has testified in opposition to historic designation. A copy of the Church's written testimony to this effect is attached to this memo.

#27/12 John R. Champayne Farmhouse, 14201 Layhill Road

The Champayne Farmhouse, built in 1860 by John R. Champayne, is a two-and-one-half story, ell-shaped, frame house with three bays. It is significant as one of the few remaining farmhouses in the Layhill area, representing the predominantly agricultural economy of Montgomery County in this period.

environmental setting to reset of additions only by leniency on new things.

worried that future changes would overwhelm landmark

HPC → very unusual feature in community

O.K.

John Champayne purchased 114.2 acres of the Layhill tract 1856 and cleared the land himself. He built an eight room house, plus a number of outbuildings - a blacksmith shop, stable, corn-house, etc. His wife was Ell Beall Champayne and the deed to the property was in her name. When Champayne died in 1880, the house was sold to Sarah Nicholson and has been in the Nicholson family for over a century. The Nicholsons were active in the nearby Layhill Methodist Episcopal Church and several family members are buried in its cemetery.

Architectural features of the house include six-over-six windows with louvered shutters, a full three-bay front porch with hipped roof supported by turned posts, and a boxed cornice with returns under the gables. The central front door has a three-light transom and two-over-two sidelights. The central second story window also has matching sidelights. There are two chimneys - one at either end of the standing seam metal roof. The house has been covered with artificial siding, and a two-story addition in the rear.

Staff recommends placement of the Champayne Farmhouse on the Master Plan based on Historic Preservation Ordinance criteria 1(a), 1(d), and 2(a). The Champayne property is representative of Montgomery County's agricultural history. It is one of the last remaining farmhouses in the once rural Layhill farming community and illustrates the origins of the area. In addition, its architectural integrity has remained substantially intact and it is a good example of a vernacular farmhouse of the period.

Currently, the house is on 16.14 acres. One subdivision plan for the property, "Legend Knolls", was previously reviewed and approved by the HPC - but this plan may not go forward. Staff recommends a environmental setting of the full 16.14 acre parcel, with the understanding that this setting may be reduced in the event of subdivision. At the time of subdivision, an important feature to be retained is the vista of the house from Layhill Road. In addition, staff recommends that the existing outbuildings, which are in a very dilapidated condition, not be included in the designation.

O.K. #27/15 Beall Cemetery, Between 14121 and 14125 Beechvue Lane

The Beall Cemetery is an 18th and 19th century family cemetery including the burials of prominent early settlers of this part of Montgomery County. The small, 40' by 90', site contains several stones and markers. The cemetery is surrounded by mature spruce trees.

The largest stone in the cemetery is inscribed with the names of Daniel Beall (1748-1835), his wife Nancy, and his daughter Eliza. The Bealls were the first family to settle in the Georgia Avenue/Bel Pre Road area. Daniel Beall, grandson of "Robert the Scotsman", owned 500 acres in the area at the time of

his death, including 316 acres of "Bel Pre". The Bealls are related to Colonel Ninian Beall, who was the founder of the Presbyterian Church in Maryland. The cemetery is still owned by the Beall family, and members of the family tend the cemetery.

Staff recommends the placement of the Beall Cemetery on the Master Plan, as it meets criteria 1(a), 1(c), and 1(d) of the Historic Preservation Ordinance. It is significant as an early family cemetery, associated with the Beall family who were influential in Montgomery County history. The setting would be the entire parcel on which the cemetery is located.

There are no planning issues related to the cemetery, although the continued maintenance is a possible concern.

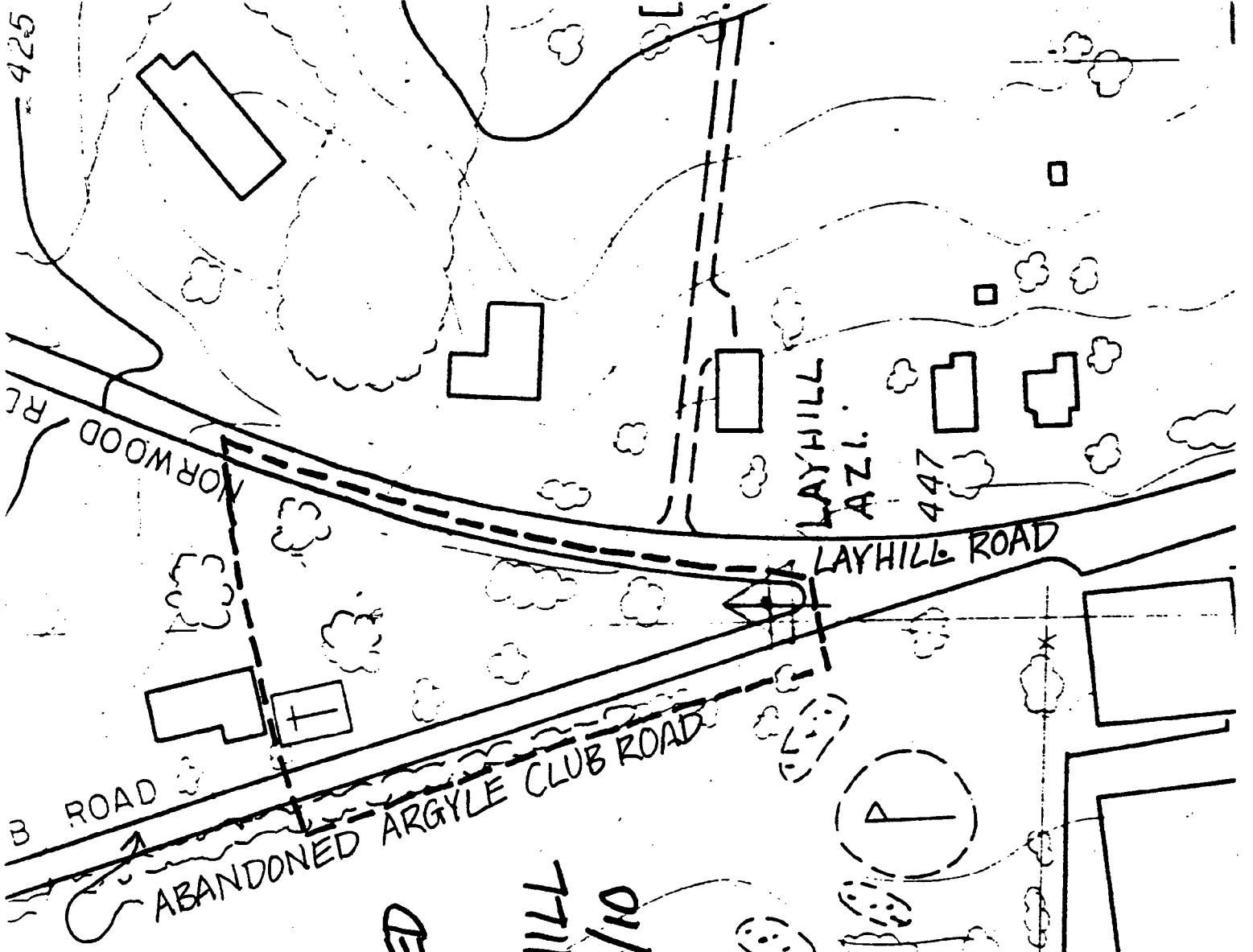
→ **NEGATIVELY RECOMMENDED RESOURCE:**

O.K. #27/09 Jacob Van Horn Farmhouse, 14821 Layhill Road.

Staff does not recommend the Van Horn Farmhouse for Master Plan designation and recommends it be removed from the Locational Atlas.

This two-story, frame farmhouse with three bays and a rear ell, was built in 1885 by Henry K. Van Horn on 220 acres. In 1909, it was sold to the George Willson family, a long-time resident of the area and a local dairy farmer. The house was remodeled radically in 1963 and again in 1970 by the present owner, Frank Willson. Alterations included removing the large, original wraparound porch, adding large brick additions to the side and rear, and facing the front of the wood frame house in brick. The property retains a number of farm outbuildings: an original brick smokehouse with lapped shake roof, a springhouse built in 1930, and a 1927 dairy barn.

Although this house is associated with important families in the history of the Layhill community, it has been so completely altered that it no longer merits historic designation.



STAFF RECOMMENDED
ENVIRONMENTAL
SETTING FOR LAYHILL
M.E. CHURCH #27/10



July 10, 1991

Historic Preservation Commission
Montgomery County Government
8787 Georgia Avenue
Silver Spring, MD 20910

Greetings:

I am Rev. Richard P. Bowman, Pastor of Oak Chapel United Methodist Church, 14500 Layhill Road, Silver Spring (formerly Lay Hill Methodist Episcopal Church, South, 14511 Argyle Club Road, Silver Spring). I have come to the Montgomery County Historic Preservation Commission meeting on behalf of the Trustees and Administrative Council of Oak Chapel United Methodist Church to request Oak Chapel be removed from consideration for inclusion in the Historic Preservation Master Plan for the Historic Preservation Commission.

We offer a variety of reasons for removal from consideration for the historic master plan at this time. Among the reasons: Oak Chapel was damaged in a 1979 fire and has been through many renovations in recent years. These renovations include the replacement of the church's windows with a different style window, the sealing off of a window over the entrance door, the addition of wallboard coverings, the addition of carpeting, and the replacement of the original pews. The outside of the building has also been covered with vinyl siding and a handicap ramp has been added to the front of the building.

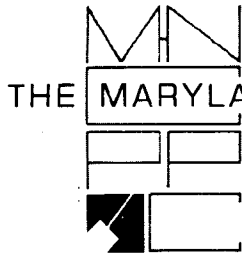
We are currently planning the future development of the property on which Oak Chapel sits. We can assure the Commission that regardless of whatever new buildings are eventually constructed, we have every intention of keeping the existing chapel as a separate, free standing building.

We thank the Montgomery County Historic Preservation Commission for its interest in Oak Chapel, but again, we request to be removed from consideration at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard P. Bowman", with a long horizontal flourish extending to the right.

Rev. Richard P. Bowman
Pastor



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Given's

September 4, 1991

MEMORANDUM

TO: Montgomery County Historic Preservation Commission

FROM: Historic Preservation Planning Staff

SUBJECT: Staff Recommendations on Historic Resources in the Aspen Hill Planning Area - Part Two.

As part of the current comprehensive update of the Aspen Hill Master Plan, a number of potential historic resources in the planning area are being evaluated for designation on the Master Plan for Historic Preservation. Six of these potential resources, which are presently identified on the Locational Atlas and Index of Historic Sites, were reviewed by the HPC on August 28th.

Ten other potential resources (seven of which are bridges) were suggested by the Aspen Hill community through the Aspen Hill Citizen Advisory Committee. This memo, presented in preparation for the September 11th HPC worksession on this issue, covers these ten potential resources.

Of the ten potential resources discussed in this report, two are recommended for Master Plan designation.

STAFF RECOMMENDATIONS:

Staff recommends the following resources for designation on the Master Plan for Historic Preservation:

- o Aspin Hill Pet Cemetery, 13630 Georgia Avenue, Silver Spring
- o Baltimore Road Bridge, Rockville

Staff finds that the following resources do not meet the criteria of the Historic Preservation Ordinance and should not be designated as historic:

- o Norbeck Black School, 4101 Muncaster Mill Road, Norbeck
- o Layhill Road Bridge, Silver Spring
- o Viers Mill Road Bridge, Rockville
- o Norbeck Road Bridge, Rockville
- o Rock Creek Hiker/Biker Trail Bridge, Wheaton
- o Connecticut Avenue Bridge, Rockville
- o Pedestrian Bridge at Dewey Road, Wheaton

Staff recommends that action on the following resource be deferred, pending additional research on its potential archeological significance:

- o Original Veirs Mill, Rock Creek Park, Aspen Hill

POSITIVELY RECOMMENDED RESOURCES:

Aspin Hill Pet Cemetery, 13630 Georgia Avenue, Silver Spring

The Aspin Hill Pet Cemetery was founded in 1921 by Richard and Bertha Birney. In addition to the cemetery use, the Birneys utilized the property as a breeding and boarding kennel, and gained high regard in the field. The site had national recognition, as reflected by a contemporary article that noted it as being one of the oldest boarding kennels in the Washington area and the only authorized animal hospital south of New York.

The cemetery site has a number of interesting funereal monuments, including elaborate animal sculptures, and mature landscaping. In addition, the structures on the property - a house, a kennel, and a chapel - have some architectural interest as early 20th century structures.

Notable pets buried in the cemetery include seven dogs that belonged to J. Edgar Hoover, Jiggs from the Our Gang movie series, and Rags - the mascot of the First Division in World War I. Lyndon Johnson's dogs were cremated at the center before being sent to Texas for burial.

Staff agrees that the Aspin Hill Pet Cemetery is a unique facility in the region and that it has cultural interest. Therefore, staff is recommending it for historic designation for the following reasons:

1. It does reflect the development, heritage or cultural characteristics of the County and even of the nation (Historic Preservation Ordinance criteria 24A-3(b)1A). Pet cemeteries are not a broad cultural trend, but they do have a long and unique history both in the United States and abroad. From ancient times to the present, humans have found a need to relate to animals and these cemeteries are a reflection of the depth of some human/animal relationships. It is estimated that there are more than 500 pet cemeteries in the United States, and the Aspin Hill Cemetery is a relatively early example. It is staff's feeling that pet cemeteries do speak to certain aspects of 20th century culture and, in this light, the Aspin Hill Cemetery is worthy of recognition as a reflection of this cultural trend.

*Is it an active cemetery?
Emergency on adding new burials
Setting includes all structures*

2. The resource exemplifies the cultural, economic, social political or historic heritage of the county and its communities (Historic Preservation Ordinance criteria 24A-3(b)1D). The Aspin Hill Pet Cemetery moved from its original use as a farm to a breeding/boarding kennel to a pet cemetery. This progression of changes - all related to the care of animals - also reflects the changing character of Montgomery County from a rural, agricultural area to a more suburban community with different needs and concerns.
3. The cemetery is an established and familiar visual feature of the Aspen Hill community (Historic Preservation Ordinance criteria 24A-3(b)2E). The significance of this property to the community is reflected in the efforts made to save the cemetery from development during the 1980s.

Staff would also note that the Aspin Hill Pet Cemetery is protected by a set of stringent covenants that specify that the property will be used as a pet cemetery and as an educational and animal care facility in perpetuity. Therefore, there are - in all likelihood - going to be few threats to the resource in the future. Historic designation would only serve to highlight this unique County resource and educate the public in terms of its history/purpose.

The environmental setting for the resource would be the entire property which consists of approximately eight acres.

Baltimore Road Bridge, Rockville

This bridge is a single-span Luten barrel arch highway bridge. It was built in 1911 and carries Baltimore Road over Rock Creek.

The Baltimore Road Bridge is one of only five such concrete arch bridges in the County and it utilizes a design developed by prominent early 20th century bridge designer, Daniel B. Luten.

Staff is recommending it for historic designation for the following reasons:

1. It embodies the distinctive characteristics of a type and method of construction - concrete arched bridge construction (Historic Preservation Ordinance criteria 24A-3(b)2A). The first use of concrete for an arched bridge was in 1840; however, it was not until the turn-of-the-century that concrete arched bridges began to be built with regularity in the United States. At this time, concrete was a new and innovative building material. Bridges which were both functional and beautiful were created. A Maryland Historical Trust statewide bridge survey in 1980 noted that the form of concrete arched bridges is significant and represents a bridge type that in all probability will never again be built.

*include
"would
not preclude
prohibit
temporary
emergency
repairs"
so that
it is
reversible
and
wouldn't
permanently
destroy character*

2. This bridge represents the work of a master (Historic Preservation Ordinance criteria 24A-3(b)2B). The Baltimore Road Bridge was designed by Daniel B. Luten, a prolific designer of concrete arch bridges and the holder of more than 30 bridge patents. This bridge is modeled after Luten's 1907 patent #852970. Luten was a major force in the construction of concrete arch bridges at the turn-of-the-century and his work is found throughout the East.
3. The Baltimore Road Bridge represents an established and familiar visual feature (Historic Preservation Ordinance criteria 24A-3(b)2E). As noted above, there are very few concrete arch bridges in the County. This bridge contributes to the scenic quality of Baltimore Road and reinforces its semi-rural character.

It should be noted that the Montgomery County Department of Transportation (DOT) does not support designation of this bridge. DOT brings up concerns about the structural longevity of the bridge and the potential need for replacement in the future (see attached letter from Robert Merryman).

Staff recommended environmental setting would be the bridge structure only.

NEGATIVELY RECOMMENDED RESOURCES:

Norbeck Black School, 4101 Muncaster Mill Road, Norbeck

This structure was built in 1927 as a school for black children. It was built as part of a County-wide effort to provide adequate school facilities for black citizens. Between 1926 and 1928, fifteen black school were constructed - some of which replaced earlier buildings. Approximately seven of these original fifteen schools are still standing - most have been very altered. According to Nina Clarke, a County historian and teacher, the most intact of the black schools from this early 20th century building effort is located at Quince Orchard and Route 28.

Funds for the construction of these schools were provided by a charitable fund - called the Rosenwald Fund - and by black citizens in Montgomery County, who contributed money, materials and labor.

The school closed in 1951 and the building was transferred to the County in 1954 for use as a community center. It is currently owned and operated by the Maryland-National Capital Park and Planning Commission as a recreation center.

Although staff acknowledges that this building has significant historical associations as an example of a early 20th century black school, staff is not recommending it for designation on the Master Plan because it has been extensively altered. The major exterior alterations that have taken place include changes

to the windows in size, shape, and character; replacement of original porches with modern materials and handicapped ramps; and replacement of the original wooden clapboard siding with modern wood stained siding. The original form/footprint of the original building still exists, but it no longer reflects an early 20th century school.

It should also be noted that this resource was previously considered for historic designation by the HPC in 1985 when the proposed Norbeck Historic District was evaluated. The Norbeck School was not recommended by the HPC for designation, nor was the Norbeck Historic District. The HPC did recommend the adjacent Mt. Pleasant Church in Norbeck and it has been put on the Master Plan as Site #23/113-1.

Layhill Road Bridge, Silver Spring

This is a two-lane concrete slab bridge over Rock Creek that was built in 1931. Although it does have a scenic quality that adds to the character of area, it is staff's feeling that this bridge is not architecturally unique or historically significant enough to merit individual landmark designation.

Viers Mill Road Bridge, Rockville

This is a six-lane, steel beam bridge. It may have been originally constructed in 1938, but was extensively reconstructed in 1956 and renovated in 1985. It does not meet the Historic Preservation Ordinance's designation criteria.

Norbeck Road Bridge, Rockville

This is a dual lane, four-span, steel beam bridge that was constructed in 1969-70. It does not meet the Historic Preservation Ordinance's criteria for designation.

Rock Creek Hiker/Biker Trail Bridge, Wheaton

This pedestrian bridge was constructed in the early 1980s and does not meet the criteria of the Historic Preservation Ordinance.

Connecticut Avenue Bridge, Rockville

This is a six-lane, steel beam bridge that was constructed in 1968. It does not meet the Historic Preservation Ordinance's criteria for designation.

Pedestrian Bridge at Dewey Road, Wheaton

This pedestrian bridge was constructed in the early 1980s and does not meet the criteria of the Historic Preservation Ordinance.

RESOURCE RECOMMENDED FOR DEFERRAL:

Original Veirs Mill, Rock Creek Park, Aspen Hill

The original Veirs Mill was built by Samuel Clark Veirs sometime after 1838. It was the sixth mill to be built on Rock Creek and operated successfully for approximately 80 years. The mill was a large operation - in 1880 it had 14 employees and a 100 bushel per day capacity - and was representative of larger "merchant mills" of the period.

From what staff has been able to ascertain, there has been no remaining physical evidence of the structure for a number of years. Mike Dwyer, the Park Historian, notes only a portion of a cut on the north side of Viers Mill Road that was apparently utilized for a head race (see attached memo from Dwyer).

As there is no physical evidence of the site and no thorough archeological study that has been conducted on Veirs Mill, staff recommends that the historic designation of this resource be deferred until additional archeological information can be obtained.

In addition, the HPC may want to give additional thought to outlining a set of policies for resources that are only of archeological significance. On a practical basis, the existing Historic Preservation Ordinance and its HAWP procedures are presently oriented towards dealing with structures and buildings rather than archeological sites.

Deferral of the historic designation issue for the Veirs Mill site would not preclude the potential for identifying the resource with a historic marker (see Dwyer memo) and staff recommends that this option be pursued with the Parks Department.



Montgomery County Government

August 27, 1991

Ms. Gwen L. Marcus
Historical Preservation Planner
Urban Design Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Baltimore Road Bridge #201 - Historical
And Architectural Preservation Acts

Dear Ms. Marcus:

I am writing in answer to your letter to Graham Norton dated July 26, 1991.

I recognize and appreciate your efforts to preserve the historic value of the Baltimore Road bridge. I also thank you for the opportunity to provide input prior to any decision that may result in including this structure in the Master Plan for historic preservation.

The goal of our Department is to provide effective services to meet the transportation needs for Montgomery County. This includes maintaining the safety and adequacy of all the bridges in our highway system.

Concrete bridges are usually estimated to have a service life of approximately 100 years. The Baltimore Road bridge is 80 years old now. Its remaining life, based on its present condition, is expected to be about 15 years (inspection report dated 1989). As you have mentioned in your letter, if this bridge is included in the Master Plan, all maintenance, construction, and/or demolition of this structure will be reviewed and controlled by the Historic Preservation Commission.

With this in mind, I am convinced that we need to retain control over the maintenance and/or construction of our bridges to protect the traveling public including emergency situations that may occur. For this reason, I cannot support the inclusion of the Baltimore Road Bridge in the Master Plan

Department of Transportation, Division of Transportation Engineering

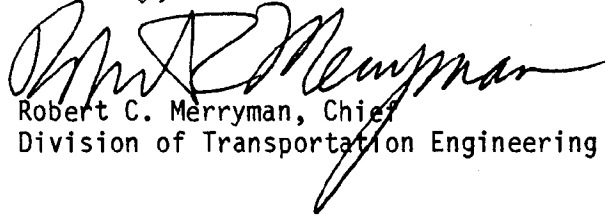
101 Monroe Street, Rockville, Maryland 20850, 301/217-2120, FAX 301/217-6677

Ms. Gwen L. Marcus
August 27, 1991
Page 2

for historic preservation. However, I can assure you that this Department will strive to preserve the historic value of this structure.

Please call Mitra Kamdjou of my staff at 217-2121 if you have any questions.

Sincerely,



Robert C. Merryman, Chief
Division of Transportation Engineering

RCM:MPK:mtm
23160



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

August 16, 1991

Ms. Gwen L. Marcus
Historic Preservation Coordinator
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring MD 20910

Dear Ms. Marcus:

We are writing to follow-up on our July 19 letter concerning the possible nomination of three bridges to the Montgomery County Historic Preservation Master Plan. We have completed research on the historical and architectural significance of the bridges in Montgomery County.

These bridges are the Connecticut Avenue Bridge (Bridge No. 15088) - MD 185 over I-495, the Norbeck Road Bridge (Bridge No. 15092) - MD 28 over Rock Creek, and the Layhill Road Bridge (Bridge No. 15024) - MD 182 over the Northwest Branch tributary. MD 185 over I-495 is a steel girder bridge which was constructed in 1968. MD 28 over Rock Creek is a steel beam bridge constructed in 1970. MD 182 over Northwest Branch is a concrete slab bridge which was constructed in 1931.

According to a 1980 Maryland Historical Trust inventory of state-owned bridges, none of the bridges in question was identified as having historical or engineering significance.

We appreciate the opportunity to comment. We look forward to working with you on future projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hal Kassoff', written over a horizontal line.

Hal Kassoff
Administrator

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 15, 1991

TO: Gwen Marcus, Historic Preservation Planner

VIA: Carl Hahn, Chief, Natural Resources Division *CH*
Ken Ernst, Manager, Natural & Historic Resources

FROM: Mike Dwyer *MD*, Park Historian

SUBJECT: Historic Park Properties in Aspen Hill Planning Area

In response to your request for comments regarding historic park resources in the Aspen Hill vicinity, my recommendations are as follows:

1. Veirs Mill Site - No physical evidence of this structure remains save for a portion of a cut on the north side of Veirs Mill Road that was apparently utilized for a head race. Our intent in including this site for the Atlas was to identify it as a good location for a historic marker.
2. Norbeck (Mt. Pleasant) Black School - An early 20th Century replacement for several previous 19th Century structures. Used as a community recreation center since desegregation and "modernized" at the request of the community a number of years ago.
3. Rock Creek Hiker/Biker Trail Bridge and
4. Pedestrian Bridge at Dewey Road - These are simple pre-fabricated truss bridges installed by the Department of Parks within the very recent past. As any such structure nominated to the Master Plan should have some engineering significance, I would hate to see the designation process trivialized by their inclusion. (A much better choice would be the old stone bridges on Beach Drive reportedly built by the C.C.C. in the 1930's)

While we normally welcome the recognition of our resources, I think that the Norbeck School is probably the only one of the four that merits designation and then only when grouped with the adjacent church and cemetery.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

****WEDNESDAY****

September 11, 1991

7:30 P.M.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION BUILDING
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. **IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

I. HISTORIC AREA WORK PERMITS

- O.K. w/ conditions A. Continuation of Review of Application by Jimmy W. and Diana H. Riggs at Parcel 441 on Market Street, Brookeville (HPC Case No. 23/65-91B) (Brookeville Historic District)
- O.K. B. Paul and Gayley Knight at 4808 Cumberland Avenue, Somerset (HPC Case No. 35/36-91G) (Somerset Historic District)
- O.K. C. Ruth and Arne Sorenson at 5810 Warwick Place, Somerset (HPC Case No. 35/36-91H) (Somerset Historic District)

II. HISTORIC PRESERVATION MASTER PLAN EVALUATIONS

WORKSESSION AND RECOMMENDATIONS ON THE FOLLOWING RESOURCES:

- sign through Parks*
DEFER o Original Veirs Mill, Rock Creek Park, Aspen Hill
- NO* _____ o Norbeck Black School, 4101 Muncaster Mill Road, Norbeck
- sign through Parks*
YES o Aspin Hill Pet Cemetery, 13630 Georgia Avenue, Silver Spring
- NO* _____ o Viers Mill Road Bridge, Rockville
- YES o Baltimore Road Bridge, Rockville
- NO* _____ o Norbeck Road Bridge, Rockville
- NO* _____ o Rock Creek Hiker/Biker Trail Bridge, Wheaton

NO ————— o Connecticut Avenue Bridge, Rockville

NO — *are all* Layhill Road Bridge, Silver Spring *set*
expendable *priorities*

NO ————— o Pedestrian Bridge at Dewey Road, Wheaton

III. APPROVAL OF MINUTES

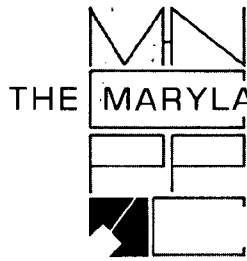
None (August 14, 1991 minutes will be reviewed at next meeting.)

V. OTHER BUSINESS

A. Commission Items

B. Staff Items

VI. ADJOURNMENT



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 4, 1991

MEMORANDUM

TO: Montgomery County Historic Preservation Commission

FROM: Historic Preservation Planning Staff

SUBJECT: Staff Recommendations on Historic Resources in the Aspen Hill Planning Area - Part Two.

As part of the current comprehensive update of the Aspen Hill Master Plan, a number of potential historic resources in the planning area are being evaluated for designation on the Master Plan for Historic Preservation. Six of these potential resources, which are presently identified on the Locational Atlas and Index of Historic Sites, were reviewed by the HPC on August 28th.

Ten other potential resources (seven of which are bridges) were suggested by the Aspen Hill community through the Aspen Hill Citizen Advisory Committee. This memo, presented in preparation for the September 11th HPC worksession on this issue, covers these ten potential resources.

Of the ten potential resources discussed in this report, two are recommended for Master Plan designation.

STAFF RECOMMENDATIONS:

Staff recommends the following resources for designation on the Master Plan for Historic Preservation:

- o Aspin Hill Pet Cemetery, 13630 Georgia Avenue, Silver Spring
- o Baltimore Road Bridge, Rockville

Staff finds that the following resources do not meet the criteria of the Historic Preservation Ordinance and should not be designated as historic:

- o Norbeck Black School, 4101 Muncaster Mill Road, Norbeck
- o Layhill Road Bridge, Silver Spring
- o Viers Mill Road Bridge, Rockville
- o Norbeck Road Bridge, Rockville
- o Rock Creek Hiker/Biker Trail Bridge, Wheaton
- o Connecticut Avenue Bridge, Rockville
- o Pedestrian Bridge at Dewey Road, Wheaton

Staff recommends that action on the following resource be deferred, pending additional research on its potential archeological significance:

- o Original Veirs Mill, Rock Creek Park, Aspen Hill

POSITIVELY RECOMMENDED RESOURCES:

Aspin Hill Pet Cemetery, 13630 Georgia Avenue, Silver Spring

The Aspin Hill Pet Cemetery was founded in 1921 by Richard and Bertha Birney. In addition to the cemetery use, the Birneys utilized the property as a breeding and boarding kennel, and gained high regard in the field. The site had national recognition, as reflected by a contemporary article that noted it as being one of the oldest boarding kennels in the Washington area and the only authorized animal hospital south of New York.

The cemetery site has a number of interesting funereal monuments, including elaborate animal sculptures, and mature landscaping. In addition, the structures on the property - a house, a kennel, and a chapel - have some architectural interest as early 20th century structures.

Notable pets buried in the cemetery include seven dogs that belonged to J. Edgar Hoover, Jiggs from the Our Gang movie series, and Rags - the mascot of the First Division in World War I. Lyndon Johnson's dogs were cremated at the center before being sent to Texas for burial.

Staff agrees that the Aspin Hill Pet Cemetery is a unique facility in the region and that it has cultural interest. Therefore, staff is recommending it for historic designation for the following reasons:

1. It does reflect the development, heritage or cultural characteristics of the County and even of the nation (Historic Preservation Ordinance criteria 24A-3(b)1A). Pet cemeteries are not a broad cultural trend, but they do have a long and unique history both in the United States and abroad. From ancient times to the present, humans have found a need to relate to animals and these cemeteries are a reflection of the depth of some human/animal relationships. It is estimated that there are more than 500 pet cemeteries in the United States, and the Aspin Hill Cemetery is a relatively early example. It is staff's feeling that pet cemeteries do speak to certain aspects of 20th century culture and, in this light, the Aspin Hill Cemetery is worthy of recognition as a reflection of this cultural trend.

2. The resource exemplifies the cultural, economic, social political or historic heritage of the county and its communities (Historic Preservation Ordinance criteria 24A-3(b)1D). The Aspin Hill Pet Cemetery moved from its original use as a farm to a breeding/boarding kennel to a pet cemetery. This progression of changes - all related to the care of animals - also reflects the changing character of Montgomery County from a rural, agricultural area to a more suburban community with different needs and concerns.
3. The cemetery is an established and familiar visual feature of the Aspen Hill community (Historic Preservation Ordinance criteria 24A-3(b)2E). The significance of this property to the community is reflected in the efforts made to save the cemetery from development during the 1980s.

Staff would also note that the Aspin Hill Pet Cemetery is protected by a set of stringent covenants that specify that the property will be used as a pet cemetery and as an educational and animal care facility in perpetuity. Therefore, there are - in all likelihood - going to be few threats to the resource in the future. Historic designation would only serve to highlight this unique County resource and educate the public in terms of its history/purpose.

The environmental setting for the resource would be the entire property which consists of approximately eight acres.

Baltimore Road Bridge, Rockville

This bridge is a single-span Luten barrel arch highway bridge. It was built in 1911 and carries Baltimore Road over Rock Creek.

The Baltimore Road Bridge is one of only five such concrete arch bridges in the County and it utilizes a design developed by a prominent early 20th century bridge designer, Daniel B. Luten.

Staff is recommending it for historic designation for the following reasons:

1. It embodies the distinctive characteristics of a type and method of construction - concrete arched bridge construction (Historic Preservation Ordinance criteria 24A-3(b)2A). The first use of concrete for an arched bridge was in 1840; however, it was not until the turn-of-the-century that concrete arched bridges began to be built with regularity in the United States. At this time, concrete was a new and innovative building material. Bridges which were both functional and beautiful were created. A Maryland Historical Trust statewide bridge survey in 1980 noted that the form of concrete arched bridges is significant and represents a bridge type that in all probability will never again be built.

2. This bridge represents the work of a master (Historic Preservation Ordinance criteria 24A-3(b)2B). The Baltimore Road Bridge was designed by Daniel B. Luten, a prolific designer of concrete arch bridges and the holder of more than 30 bridge patents. This bridge is modeled after Luten's 1907 patent #852970. Luten was a major force in the construction of concrete arch bridges at the turn-of-the-century and his work is found throughout the East.
3. The Baltimore Road Bridge represents an established and familiar visual feature (Historic Preservation Ordinance criteria 24A-3(b)2E). As noted above, there are very few concrete arch bridges in the County. This bridge contributes to the scenic quality of Baltimore Road and reinforces its semi-rural character.

It should be noted that the Montgomery County Department of Transportation (DOT) does not support designation of this bridge. DOT brings up concerns about the structural longevity of the bridge and the potential need for replacement in the future (see attached letter from Robert Merryman).

Staff recommended environmental setting would be the bridge structure only.

NEGATIVELY RECOMMENDED RESOURCES:

Norbeck Black School, 4101 Muncaster Mill Road, Norbeck

This structure was built in 1927 as a school for black children. It was built as part of a County-wide effort to provide adequate school facilities for black citizens. Between 1926 and 1928, fifteen black schools were constructed - some of which replaced earlier buildings. Approximately seven of these original fifteen schools are still standing - most have been very altered. According to Nina Clarke, a County historian and teacher, the most intact of the black schools from this early 20th century building effort is located at Quince Orchard and Route 28.

Funds for the construction of these schools were provided by a charitable fund - called the Rosenwald Fund - and by black citizens in Montgomery County, who contributed money, materials and labor.

The school closed in 1951 and the building was transferred to the County in 1954 for use as a community center. It is currently owned and operated by the Maryland-National Capital Park and Planning Commission as a recreation center.

Although staff acknowledges that this building has significant historical associations as an example of a early 20th century black school, staff is not recommending it for designation on the Master Plan because it has been extensively altered. The major exterior alterations that have taken place include changes

to the windows in size, shape, and character; replacement of original porches with modern materials and handicapped ramps; and replacement of the original wooden clapboard siding with modern wood stained siding. The original form/footprint of the original building still exists, but it no longer reflects an early 20th century school.

It should also be noted that this resource was previously considered for historic designation by the HPC in 1985 when the proposed Norbeck Historic District was evaluated. The Norbeck School was not recommended by the HPC for designation, nor was the Norbeck Historic District. The HPC did recommend the adjacent Mt. Pleasant Church in Norbeck and it has been put on the Master Plan as Site #23/113-1.

Layhill Road Bridge, Silver Spring

This is a two-lane concrete slab bridge over Rock Creek that was built in 1931. Although it does have a scenic quality that adds to the character of area, it is staff's feeling that this bridge is not architecturally unique or historically significant enough to merit individual landmark designation.

Viers Mill Road Bridge, Rockville

This is a six-lane, steel beam bridge. It may have been originally constructed in 1938, but was extensively reconstructed in 1956 and renovated in 1985. It does not meet the Historic Preservation Ordinance's designation criteria.

Norbeck Road Bridge, Rockville

This is a dual lane, four-span, steel beam bridge that was constructed in 1969-70. It does not meet the Historic Preservation Ordinance's criteria for designation.

Rock Creek Hiker/Biker Trail Bridge, Wheaton

This pedestrian bridge was constructed in the early 1980s and does not meet the criteria of the Historic Preservation Ordinance.

Connecticut Avenue Bridge, Rockville

This is a six-lane, steel beam bridge that was constructed in 1968. It does not meet the Historic Preservation Ordinance's criteria for designation.

Pedestrian Bridge at Dewey Road, Wheaton

This pedestrian bridge was constructed in the early 1980s and does not meet the criteria of the Historic Preservation Ordinance.

RESOURCE RECOMMENDED FOR DEFERRAL:

Original Veirs Mill, Rock Creek Park, Aspen Hill

The original Veirs Mill was built by Samuel Clark Veirs sometime after 1838. It was the sixth mill to be built on Rock Creek and operated successfully for approximately 80 years. The mill was a large operation - in 1880 it had 14 employees and a 100 bushel per day capacity - and was representative of larger "merchant mills" of the period.

From what staff has been able to ascertain, there has been no remaining physical evidence of the structure for a number of years. Mike Dwyer, the Park Historian, notes only a portion of a cut on the north side of Viers Mill Road that was apparently utilized for a head race (see attached memo from Dwyer).

As there is no physical evidence of the site and no thorough archeological study that has been conducted on Veirs Mill, staff recommends that the historic designation of this resource be deferred until additional archeological information can be obtained.

In addition, the HPC may want to give additional thought to outlining a set of policies for resources that are only of archeological significance. On a practical basis, the existing Historic Preservation Ordinance and its HAWP procedures are presently oriented towards dealing with structures and buildings rather than archeological sites.

Deferral of the historic designation issue for the Veirs Mill site would not preclude the potential for identifying the resource with a historic marker (see Dwyer memo) and staff recommends that this option be pursued with the Parks Department.

