

Rural Village zone

MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 29, 1991

TO: Gwen Marcus
Bob Spaulding ✓

FROM: Thomas G. Kennedy, Associate General Counsel

RE: Draft Language About Rural Village Zone

THE RURAL VILLAGE ZONE

Background

In the course of reviewing rural areas within such as _____ within several master plans, it became clear that special attention had to be given to small rural village pockets existing within the planning area. A rural village has the following characteristics _____. The creation of a Rural Village Zone would serve primarily to preserve the longstanding historical character of the village district and the existing structures located therein. The objective would be to ensure that planning and zoning coincide with historic preservation. No zone now present in the ordinance achieves the desired goals. The use of overlay zones were rejected in that the overlay would overwhelm the base zone in its coverage.

Purpose/Overview

The zone will be designed to provide a means of addressing varying land use and physical design issues unique to rural villages. A principal objective will be to achieve an optimum mix of development but at a scale and character appropriate for the rural village. The mix is to be predominantly residential with

allowance made for some retail and commercial, likely through the special exception process wherein limits on the percentage concentration of retail and commercial activities can be closely monitored. Alternatively, the zone could be mapped euclidean and provide for standard (residential) and optional (retail/commercial) methods of development. Given the interest of promoting historic preservation, the zone would emphasize the use of existing structures and preserve existing lot shapes and sizes (providing for yards in character with other yards in the village, no panhandle lots, high amounts of green space, parking restrictions, and signage controls, among others). The master plan shall be used to give ample guidance so as to allow for flexibility in application of the zone from one rural village to another. Site plan review will be required to ensure that development occurs in accordance with the requirements of the Zoning Ordinance.

rural.tgk

RURAL VILLAGE ZONE

PURPOSE - TO PROVIDE ~~FOR~~ A MECHANISM TO
ACHIEVE MIXED USE DEVELOPMENT
AT A SCALE AND CHARACTER
CONSISTENT WITH RURAL VILLAGES, WITH
A PREFERENCE GIVEN TOWARDS THE
USE OF EXISTING STRUCTURES

PRIMARY USE - RESIDENTIAL

SECONDARY USES - HISTORIC AREA COMMERCIAL
USES BY SPECIAL EXCEPTION
WITH A % LIMIT BY BLOCK FACE

DEVELOPMENT STANDARDS-

- SMALL FRONT YARDS CONSISTENT WITH
ADJACENT STRUCTURES - EITHER THROUGH
A MINIMUM, MAXIMUM OR AVERAGE
- MODERATE SIDE YARDS - CONSISTENT...
- LARGE REAR YARDS
- LOW LOT COVERAGE MAYBE 15%
- MODERATE HEIGHT LIMITS 24-26 FEET, MAYBE
35 FEET WHEN COMPATIBLE
- HIGH % OF GREENSPACE
- PARKING
 - REAR YARD ~~AND~~ AND ON-STREET
PARKING
 - MODIFIED STANDARDS
- SIGNAGE CONTROLS
- NO PANHANDLE LOTS

ADMINISTRATIVE

- SMA ONLY
- SITE PLAN REQUIRED
- SITE PLAN EXEMPTION WHEN REVIEWED BY HPC

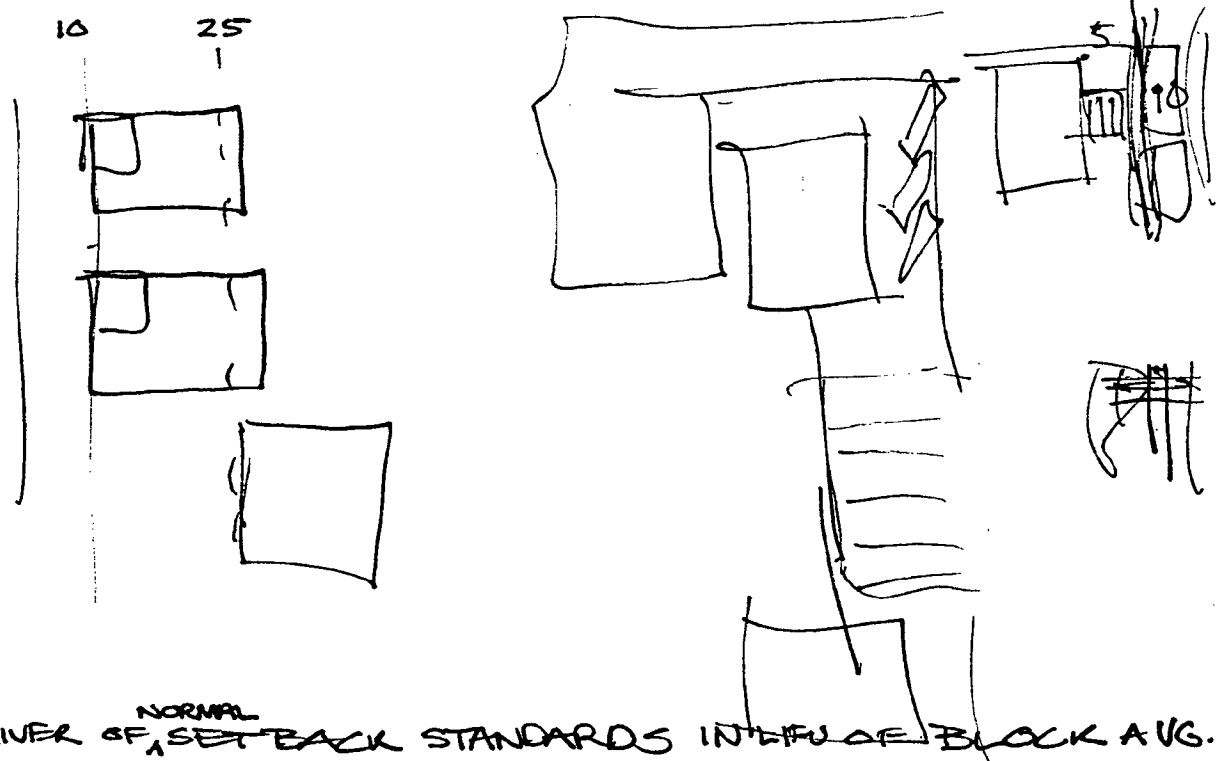
OUTSTANDING CONCERNS:

- MASTER PLAN RIGHTS-OF-WAY FORCE UNREALISTIC SETBACKS IN RURAL AND AGRICULTURAL ~~AREAS~~ AREAS. WOULD REQUIRE AN AMENDMENT TO MASTER PLAN OF HIGHWAYS OR AG PLAN

ROAD CLASSIFICATION FOR AS AREA

GWEN - OTHER APPLICABLE
 - TOM - PURPOSE AND SUMMARY

HPC DISCRETION ON SETBACKS, COVERAGES



WAVIER OF ^{NORMAL} SETBACK STANDARDS IN W/ OF BLOCK AVG.
 MAX OF 50% OF A BLOCK FACE IN SE USES

RURAL VILLAGE ZONE
 WIDE APPLICABILITY
 MIXED USE
 W/ % LIMITS ON HISTORIC AREA COMMERCIAL
 NON RESIDENTIAL SE - GENERAL CATEGORY
 SMALL FRONT YARDS CONSISTENT W/ ADJACENT AREAS
 BIG BACK MINIMUM
 MOD SIDES
 LOW LOT COVERAGES 15%
 ENCOURAGE EXISTING STRUCTURES
 HEIGHT LIMITS
 HIGH GREENSPACE
 PARKING - LIMIT FRONT & SIDE YARD
 - NEW STANDARDS - USE OF ON STREET
 SIGNAGE
 SMA ONLY

SITE PLAN
 W/ SE
 ONLY AND
 SITE PLAN
 IN MID

MIN MAX
 ROW PROBLEM
 WHERE SETBACK IS WITHIN ROW
 MAX SETBACK FROM ROW IS 5 FEET

MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 21, 1991

TO: Bob Spalding and Tom Kennedy
FROM: Gwen Marcus *GM*
SUBJECT: Overlay Zone for Clarksburg and Hyattstown

Some preliminary thoughts on the Clarksburg/Hyattstown overlay zone:

1. Allowed uses should be very narrow with emphasis on activities that fit well into existing structures and/or would not require gigantic new buildings (i.e. professional offices, antique stores, craft stores, art galleries, single family and duplex housing, photographic studios, child care facilities, museums, small restaurants or tea rooms, etc.)
2. There should be an emphasis on retaining a high percentage of residential use. Possibly encouraging home occupations or apartments above shops.
3. Unlike the Wheaton CBD zone, there does not need to be such a strong emphasis on ground floor retail - except maybe in entirely new commercial construction. Zone should not disallow the potential construct new buildings which are completely residential.
4. The physical character of the districts should be reinforced by calling for a very low percentage of building coverage on the lot (15% or less), by creating large **minimum** back yard setback requirements (100-200 feet?), by creating small **maximum** front yard setback requirements (0-5 feet?), and by requiring the retention of open space, mature trees and landscaping.
5. Signage should be tightly controlled.
6. Enforcement through site plan review may conflict with the historic preservation review process (what if the HPC required something different than the Planning Board does?) and should possibly be incorporated into the HPC's Historic Area Work Permit (HAWP) process. Community planning staff could submit a report when a HAWP is requested in Clarksburg or Hyattstown explaining whether the request meets the requirement of the overlay zone or not and the HPC could deny a HAWP if it doesn't meet the zone.

MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 18, 1991

TO: Gwen Marcus, Historic Preservation Planner
Urban Design Division
Tom Kennedy, Associate General Counsel

FROM: Robert J. Spalding, Principal Planner *RJS*
Community Planning Division

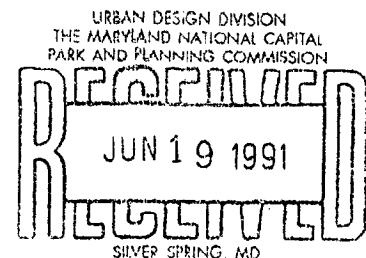
SUBJECT: Overlay Zone for Clarksburg and Hyattstown

I have prepared a first draft of the changes to the Overlay Zone used in Wheaton to help focus our work in Clarksburg and Hyattstown. I would like to meet on Friday to discuss this issue. Please let me know when you are available.

RJS:dws
Attachment

cc: Lyn Coleman

P.S. PERRY WANTED TO DISCUSS THE USE OF THE OVERLAY ZONES WITH THE COMMUNITY PLANNERS ON TUESDAY, JULY 9 AT 10 IN THE AUDITORIUM. PLEASE ATTEND.



CLARKSBURG HISTORIC DISTRICT AND HYATTSTOWN HISTORIC DISTRICT
OVERLAY ZONE

DIVISION 59-C-18. OVERLAY ZONES

59-C-18.1. Purpose and general provisions

Overlay Zones are created in areas of critical public interest. An overlay zone provides regulations and standards that are necessary to achieve the planning goals and objectives for development or redevelopment of an area. Overlay zones provide uniform comprehensive development regulations for an area.

59-C-18.2. Where applicable

Land must not be designated as an overlay zone unless the land is recommended for an overlay zone on a master or sector plan. The applicable master or sector plan must recommend boundaries of the overlay zone, and the goals and objectives for the development and use of land within the overlay zone.

59-C-18.3. Designation of overlay zones on the zoning map.

In designating an overlay zone on the zoning map, the District Council must follow the applicable procedures of Article 59-H for processing and approving sectional and district map amendments.

59-C-18.4. Development Procedure.

Development in an overlay zone must conform with the standards and requirements of the underlying zone, except as specifically modified by the standards and

regulations of the overlay zone. Where there is an ambiguity as to whether the regulations of the underlying zone or overlay zone apply, the regulations of the overlay zone apply. A site plan must be submitted under Division 59-D-3.

not necessary?

59C-18.10. * * *

59-C-18.101 * * *

59-C-18.102 * * *

59-C-18.20. Mixed use overlay zone for the Clarksburg Historic District and the Hyattstown Historic District.

59-C-18.201 Purpose.

It is the purpose of this overlay zone to:

- (a) Retain the existing scale of development and encourage a mix of residential, retail, office and service uses within the Clarksburg Historic District and Hyattstown Historic District in order to foster the civic and historical identity of each district.
- (b) Regulate development to preserve a variety of residential, retail, office uses and services in the Clarksburg Historic District and Hyattstown Historic District to meet the needs of workers, shoppers, and residents.
- (c) Encourage building designs to make new buildings compatible with existing buildings within and adjacent to the overlay zone.

59-C-18.202 Regulations.

(a) Land Uses. All permitted or special exception uses allowed in the underlying zone are allowed in the Clarksburg Historic District and Hyattstown Historic District overlay zone, except:

NOTE: These uses need to be carefully reviewed.

(1) In new buildings over one story in height

built after -----, the street level

leasable space must be used for:

(a) any of the commercial uses in subsection 59-C-6.22(d);

(b) the following service uses

from subsection 59-C-6.22(e):

appliance repair shops;

banking and financial institutions;

barber and beauty shops;

child care facility;

dry cleaning and laundry pickup stations;

duplication services;

photographic studios;

self-service laundromat;

shoe repair shops;

tailoring or dressmaking shops; or

(c) the following cultural, entertainment

and recreational uses from subsection

59-C-6.22(f):

billiard parlors;

bowling alleys;

commercial recreational or enter-
tainment establishments;
indoor theaters; or
libraries and museums.

(2) In new buildings built after -----, all
retail uses must be directly accessible from a
sidewalk, plaza, or other public space.

NOTE: Should 59-C-18.103 be moved forward to cover all
possible zones?

59-C-18.103. Procedure for Application and Approval.

A site plan for any development in the Wheaton
Retail Preservation Overlay Zone and the Clarksburg
Historic District and Hyattstown Historic District
Overlay Zone must be approved under the provisions of
Division 59-D-3. Development includes the following:

*Question
Need for
site plan
at all.*

- (a) construction of new buildings;
- (b) additions and other exterior improvements to
existing buildings that increase the amount of
development floor area on a site; and

NOTE: Do we want to require this process for single-
family-residential additions - HPC review may
suffice.

- (c) addition of off-street parking spaces or
revisions to parking facilities that require
the approval of a new parking facilities plan
under Section 59-E-4.1.

59-C-18.104 Site Plan Contents and Exemptions.

(a) Sections 59-D-3.22 and 59-D-3.23 do not apply in the Wheaton CBD zone NOTE: What about Clarksburg?

(b) A site plan for development in the Wheaton CBD overlay zone or the Clarksburg Historic District and Hyattstown Historic District Overlay Zone must include:

- (1) the location, height, ground coverage, and use of all structures;
- (2) for each residential building, the number and type of dwelling units, classified by the number of bedrooms, and the total floor area, if any, to be used for commercial purposes;
- (3) the floor areas of all nonresidential buildings and the proposed use of each;
- (4) the location of recreational and green areas and other open spaces;
- (5) calculations of building coverage, density, green area, number of parking spaces, and areas of land use;
- (6) the location and dimensions of all roads, streets and driveways, parking facilities, loading areas, points of access to surrounding streets, and pedestrian walks;

- (7) a landscaping plan, showing all man-made features and the location, height or caliper, and species of all plant materials;
- (8) an exterior lighting plan, including all parking areas, driveways and pedestrian ways, and the height, number, and type of fixtures with a diagram showing their light distribution characteristics; and
- (9) a development program with the sequence in which all structures, open spaces, vehicular and pedestrian circulation systems, landscaping, and recreational facilities are to be developed. The applicant must designate the point in the development program sequence when the applicant will ask the Planning Board to inspection for compliance with the approved site plan.

59-C-18.105 Planning Board Approval.

- (a) The Board must find that at least 50 percent of the street level exterior wall area, fronting on sidewalks, plazas, or other public open spaces, has windows and apertures before approving a site plan for the Wheaton CBD overlay zone.
- (b) The procedures for Planning Board approval under Section 59-D-3.4 are modified for this

overlay zone to require the following findings:

- (1) the site plan does not conflict with the recommendations in the Wheaton EBB Seeter applicable Master or Sector Plan;
- (2) the site plan meets all of the requirements of this overlay zone as well as the applicable requirements of the underlying zone; and NOTE: Will this be a problem in Clarksburg or do we change the underlying zone?
- (3) each structure and use is compatible with other site plans and with existing and proposed adjacent development.

* * *

Wheaton CBD

Overlay zones
Discussion w/ CP staff
7/9/91

land use plan

not enough traffic capacity for existing zoning

banks: ^{existing} structure
cash flow
potential use (zoning)

banks had problems w/ downzoning

Overlay
~~Option~~

Retail Pros.

took away optional method

^{initial} some concerns
over legality of overlay

limiting % of gr. floor to retail

urban design criteria - pedestrian access

Site plan review - [none under ^{in CBD} Standard Meth.]

not full site plan rwr

intent to ~~take Plan Bd out + give to Urban Design~~ ^{*major}

as admin. rwr.

certain ^{submission} requirements for Site Plan removed

5A.03

general enabling legislation

Perry -

NBeth - I-1

Beth CBA

Historic - Garrett Pk
Clarks.
Hyatts.

Damascus C-2
Sandy Spring

Sectional Map Amendment

SMA; can only be changed by SMA

D.C. has many

overlay modifiers

compatibility

~~all~~

bulk, location, density

guidelines

what 's falling thru cracks?

generic text amendment

if base zoning is inappropriate, overlay

correct base zoning

R-A Zone ...

Rezone Garrett Park? Jeff says would have to change grandfather clause ...

* U.D.

implementation ...
procedural issues

Bd of Appeal

Lyn - what is it that APC cannot control that can be achieved w/ overlay?

N. Beth.

I-1

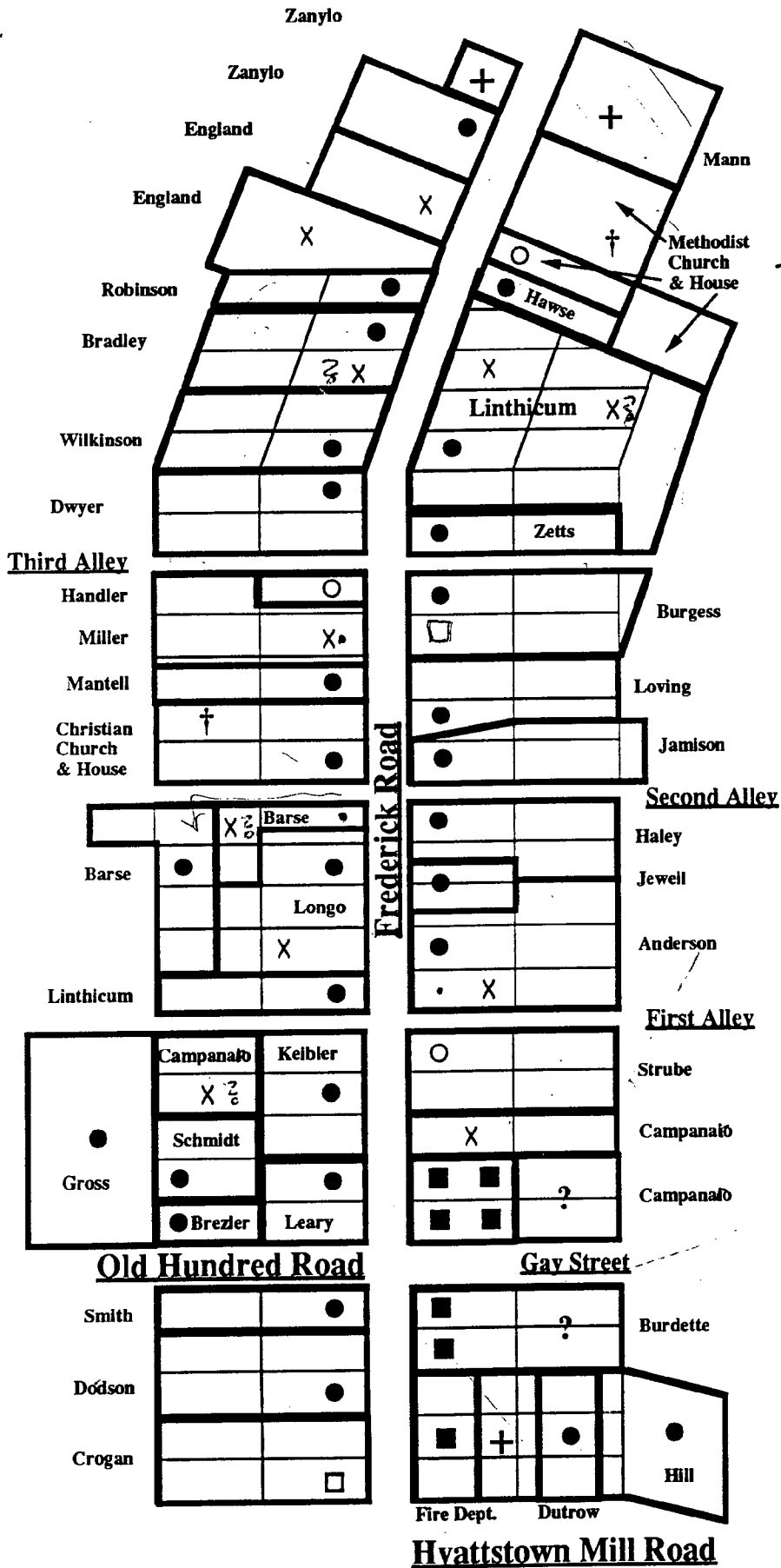
Twinsbrook - ^{much} ^{now} retail + office

Bethesda

Bill Barron - "Ombudsman" for overlay zones

Mixed Neighborhood - Shady Grove





- yearly basis
 - wait one year before cutting these trees:
 (1) just south of 26021 Frederick Rd.
 (2) in front of 26029 Frederick Rd.
 - what happens to stumps
 - replantment - 2.5" to 3" red maple caliper trees

HYATTSTOWN

- Residential, occupied
- Residential, empty
- X Residential, potential
- Commercial, in-use
- Commercial, vacant
- + Commercial, potential
- † Church

31 houses, total
6 houses, unoccupied needing renovation and/or well & septic
3 houses, occupied substandard
2-4 houses, occupied needing much exterior/interior renovation

2 churches
1 firehouse
2 commercial

5-11 potential sites for new residential construction
3-5 potential sites for new commercial construction

15,000 GPD (approx.) needed to serve existing construction
25,000 GPD (approx.) needed to serve existing & potential

Zanylo outlot (less than 0.1 acre) and building

-currently zoned R-200. Old church building. Not suited for residential. Ideally suited for Antique Shop, etc. Lack of parking and very poor vehicular access/visibility are problems for commercial use.

Mann property (approx. 1 acre)

-zoned C-2. Commercial construction probably necessary. Question is: what are potential appropriate uses?

Methodist Church small lot (approx. 0.3 acre) with small house

-substandard house with no well & septic. Currently being used for Sunday School classes and other meetings. Church has gotten approval to build new large building on another lot behind this lot.

Hawse house

-very small house. Some property owner might want to put an addition on. Stormwater problems in this area.

England property (2 lots each approx. 0.6 acre)

-2 new houses would probably be appropriate.

Robinson house

-occupied rental. Probably needs interior renovation.

Linthicum property (approx. 2.5 acres) with one house

-definitely 1 or possibly 2 new houses on this property would probably be appropriate, one on road and maybe one behind.

Linthicum house

-occupied by elderly family. Probably needs interior & exterior renovation and well & septic.

Bradley house

-beautiful house. Needs extensive interior & exterior renovation and well & septic.

Bradley or Wilkinson property

-large gap suited for one new house (possibly)

Wilkinson (Smith/Darby) house

-renovation almost complete. Needs well & septic!!

Handler (Davis) house

-a Shell. Needs complete interior & exterior renovation and well & septic. Probably best suited for non-residential use.

Miller property (approx. 0.75 acre)

-adjacent to Davis house. Used to be house on property. Fire department burned it down. New house here would probably be appropriate.

Mantell house

-substandard contemporary house (so says Historic District Amendment). However, local residents say that it has a log portion. Possibility for low-to-moderate income housing or demolition and replacement (if not historically significant). Stormwater problems in this area.

Jamison house

-needs interior and maybe exterior renovation.

Barse/Longo property on Second Alley

-used to be building/country store on property. Possibility for new house, possibly on alley way, but new construction could "violate open space" and detract from existing pattern of development on Frederick Road. Tough call. Maybe an urban park or other community use?

Longo property (approx. 1 acre, one existing house)

-one new house on property would probably be appropriate. Open space and consistency with development pattern on Frederick Road need to be examined. Maybe an urban park or other community use?

Linthicum (Ziegler) house

-substandard historic house. Possibility for low-to-moderate income housing else it needs a significant addition.

Anderson property (approx. 1.3 acre) with house

-a new house on a back lot might be appropriate. Either on Anderson or Strube property there used to be another house.

Anderson house

-might need some interior renovation

Keibler house

-Occupied. Probably needs significant interior renovation.

Leary (Dutrow) house

-Occupied. Probably needs interior & exterior renovation and well & septic.

Campanaro west off-road property (0.5 acre)

-Not sure if new house would be appropriate. However, probably cannot prevent construction on this property (Rocco wouldn't like it). High visibility would detract from development pattern on Frederick Road. Tough call. Maybe should combine Campanaro and Schmidt property and construct one new house.

Schmidt house

-Substandard contemporary house (Ed would shoot me, but maybe it should be replaced?).

Strube house

-in very bad shape. Probably should be demolished and new house constructed.

Campanaro east Frederick Road access property (0.5 acre)

-residential zoning. New house should probably be located here. Highly visible on hill and special consideration should be given to be compatible with existing development.

Campanaro commercial property (0.5 acre)

-consists of small grocery, deli, barber shop, beauty shop, and two walk-up apartments.

Campanaro east off-road property (0.5 acre)

-currently residential zoning. If commercial zoning is expanded in town this might be suited for parking.

Burdette commercial property (1.0 acre)

-currently has gas station, building used for flea market, and fenced area with storage parking of autos and trucks. Gas station consists solely of pumps. Could be expanded. Back lots used for storage parking might be ideal for a package treatment plant site. Stormwater problems in this area.

Smith house

-Unoccupied. Beautiful house. Has been completely renovated. Needs well & septic. Given location, probably should be non-residential use (professional offices, etc.)

Crogan property/barn (1.0 acre?)

-Centrally located. Should be used. Commercial in barn such as antique shop, etc. or possibly new construction. Back lots might be ideal for a package treatment plant site. Flood plain considerations in this area.

old Dutrow property & house (0.5 acre?)

-very small house. Commercial zoning currently on all or part of property. Not clear what use is appropriate. Possibly stormwater problems in this area.

Hill property & house (approx. 0.8 acre)

-nice house. Should be residential use. However, given proximity to commercial area somewhat might have other ideas.

I. WATER & SEWER

- A. WSSC/DEP problem
- B. State forcing issue
- C. Special taxing district
- D. Incorporation
- E. Sell out
- F. Package plant location
- G. CDBG/DHCD involvement
- H. MES vs. local management (e.g. Campanaro, Burdette, Tyler)
- I. MES vs. local construction

II. STORMWATER MANAGEMENT

- A. Hyatt Center/Methodist Church/Hawes/Linthicum
- B. Mantell/Christian Church/Reister Parsonage
- C. Longo/Linthicum/Keibler
- D. Texaco/Fire station

III. TRANSPORTATION

- A. Rt. 109 interchange
- B. Rt. 75 interchange
- C. Bypass
- D. Transitway
- E. Rt. 355/109 light
- F. Rt. 355/75 light
- G. Rt. 355 and Rt. 109 improvements
- H. Hyattstown Mill improvements

IV. RESIDENTIAL INFILL

- A. R-200 vs. 1/4 ac. lots
- B. Backlots/open space
- C. Demolished houses
- D. Potential Sites
- E. Home for homeless historic houses
- F. KMS 67 acres
- G. Levin 15 acres
- H. "Neck"
- I. Park houses
- J. Multi-family
- K. Elderly or low-to-moderate income housing

- V. DESIGN GUIDELINES
 - A. Regulations vs. templates
 - B. New vs. old designs
 - C. Property owners/developer consortium

- VI. COMMERCIAL USES
 - A. currently too much convenience
(3 "quick marts", 2 dry cleaners, 2 gas stations)
 - B. impact of Hyatt Center on character
 - C. residential-to-commercial transition
 - D. Zanylo church building (potential)
 - E. Smith house (potential)
 - F. Campanaro building
 - G. Gas station
 - H. Burdette building
 - I. Croghan barn (potential)
 - J. old Dutrow building/lot (?)
 - J. Hill property (potential)

- VII. NEW COMMERCIAL CONSTRUCTION
 - A. Mann
 - B. Barse/Longo lot (potential)
 - C. Burdette lot
 - D. Campanaro lot (potential)
 - E. Croghan lot (potential)

- VIII. PUBLIC FACILITIES
 - A. Recycling drop-off center
 - B. Fire department
 - C. Urban park
 - D. "Visitor" center

- IX. PARK-RELATED AND "VILLAGE" USES
 - A. Nature trail
 - B. Riding stables
 - C. Farmers market
 - D. Craft making shop
 - E. Antique village

X. STREETSCAPE

- A. Tree maintenance
- B. Tree planting
- C. Sidewalk
- D. Lighting

XI. FUNDS

- A. DHCD/CDBG
- B. DHCD/other
- C. MD Main Street
- D. HPC
- E. MET
- F. National Trust
- G. EPA
- H. Developer contributions

meet w/ Gwen next wk. except Wednesday ^{GWEN}
BF will coordinate. 7/25/91
CLKSBURG COORDINATION - Mtg w/ Gwen - BF

1. Final Plan should include
a "vision map" for ea. of 3 hist. districts
including character sketches at street level

2. Cedar Grove

least amt. of time + work
probably low dens. zoning in + around district
only real issue is the Bypass... but we
can't wait for that so we should do
a vision of the Bypass goes around the
district.

Gwen will
talk w/ Lynn

Level of detail for staff draft -- general ???
Product: Character Sketch plus typical land use
etc, planning maps

~~3. Clarksburg~~

We should look at it to see if we think
it needs other work (circulation?)

3. Clarksburg

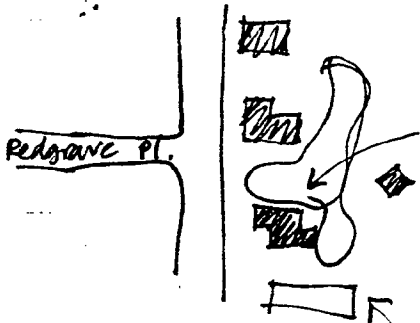
show correct location of ex. school + move ^{into} district
move into the triangular park

Big bldg shown ^{across st.} near church should not
overpower church. Church owns this spot
and would like to add activities bldgs

EAST SIDE

Houses on Spire St. could be a little closer together; carry the density around the corner from Clarksburg Rd.

~~EAST SIDE OFF~~



— make this a commercial cluster

shared pkg for all 3 (New England village style)
development behind

redevelop p.o.
rebuild into a nice
bdg w/context

Have near Stringtown Rd shown in wrong place. Very important. Wetlands behind Gateway to Historic Clarksburg - Reconstruct bldg. Why not put more density along Stringtown.

Also infill to the north along Clarksburg.
to reinforce the gateway

WEST SIDE OF 355

Hammer Hill - beautiful site ... of all resources, should have a "green setting" ... but could infill on "Dowden's Ordinary" w/a historic plaque.

Road near Hammer Hill that's proposed is in bad place. Move it 20-200' north.

Houses north of Redgrave Place should have rear yds that extend to historic district. No infill please.

~~North~~

NORTH OF 121

Rear^{yard} resources can be smaller than those of the west side. Small houses, not as grand. Could also infill in front yards of northernmost resources.

Beef up NE corner of 121 + Clarksburg Rd, w/ landmark bldgs

SIDEWALKS, STREET TREES

particularly near commercial area.

Irregular spacing of street trees to pick up on existing context.
Street lighting-

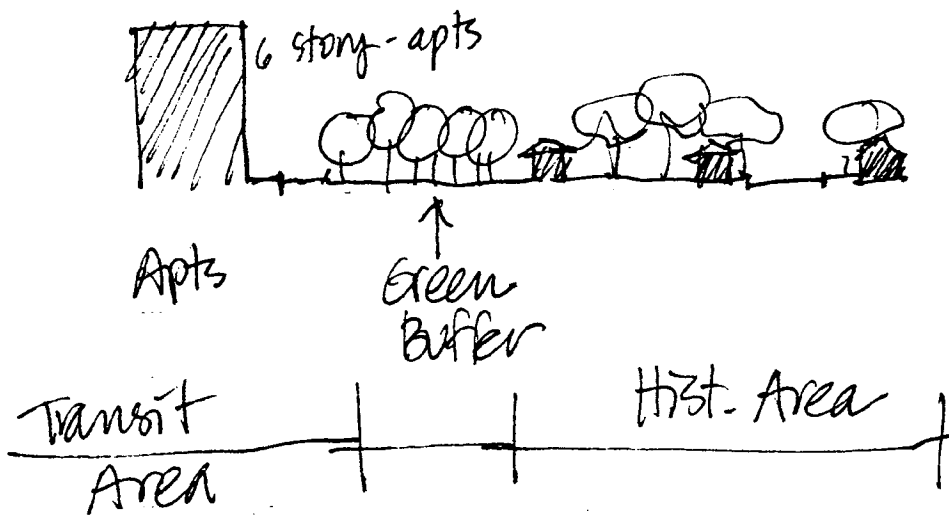
Not glitzy, but a soft touch
Even less formal than Poolesville.
Sidewalks informal, not in a straight line
necessarily. Maybe only formal on

(3)

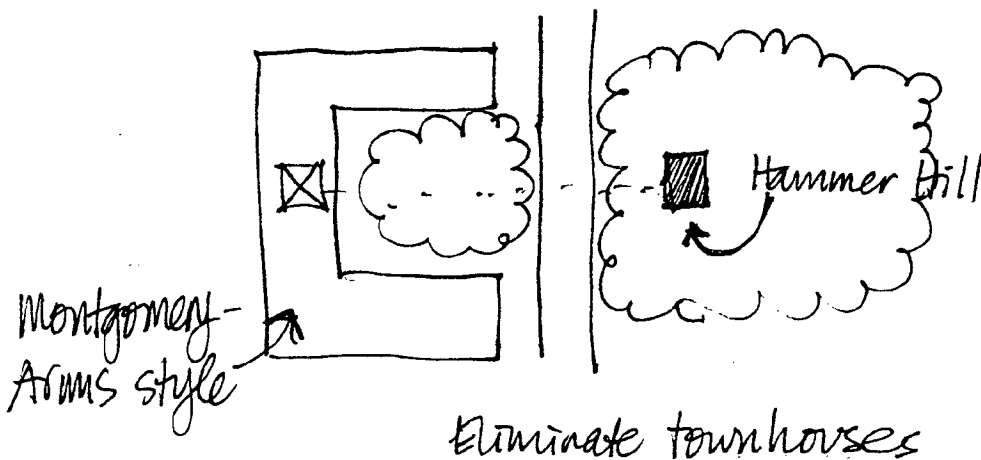
commercial strip side.

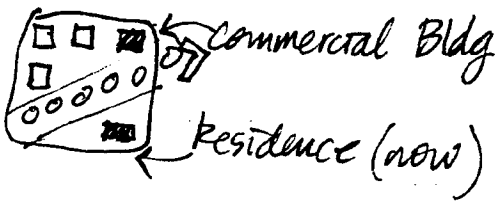
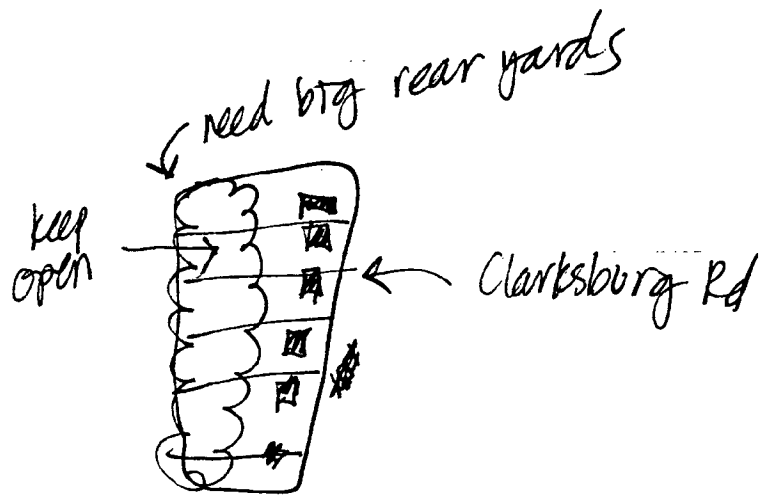
"Green settings" sides should be more informal, such as crushed stone.

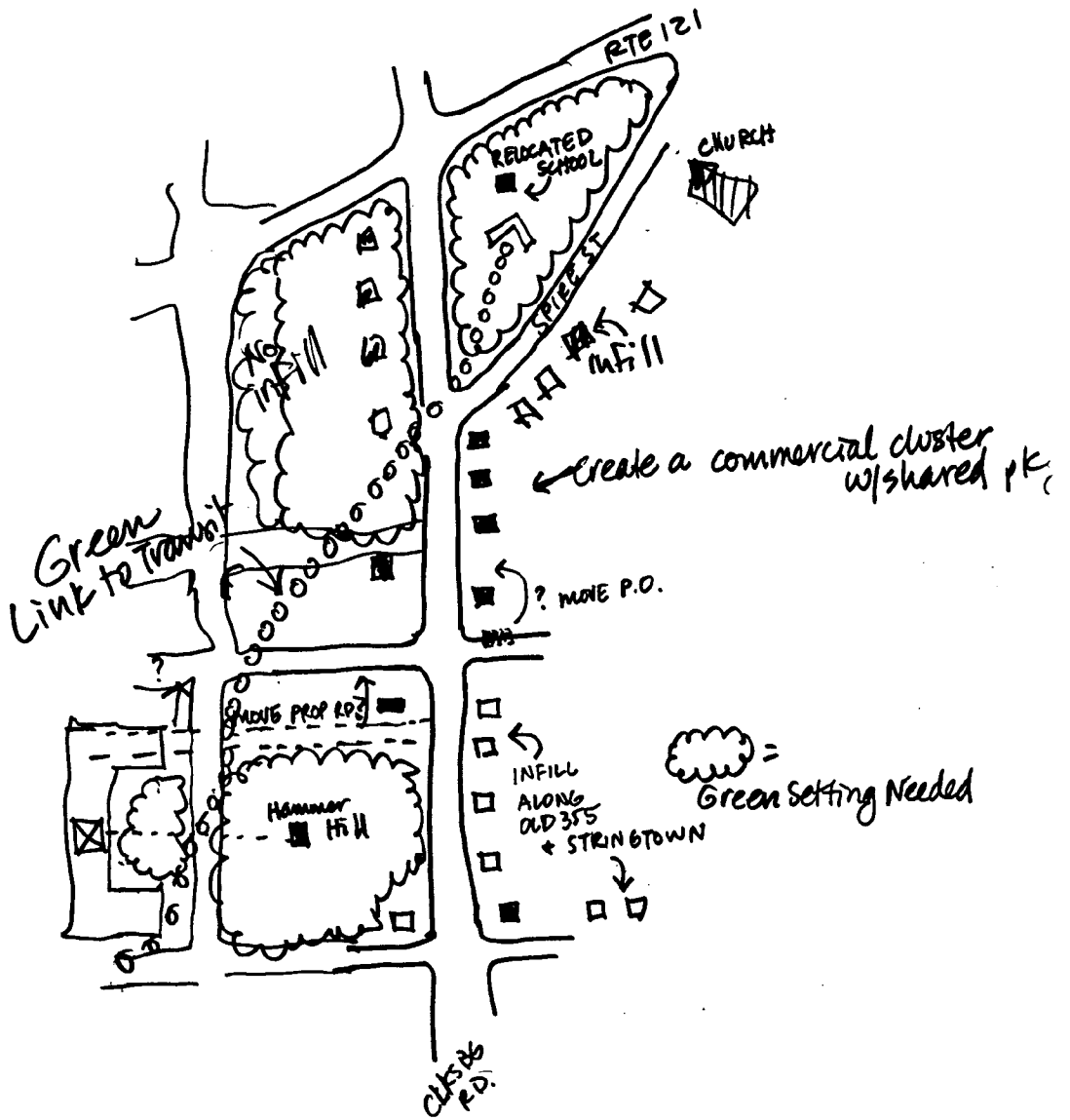
Dramatic transition between transit area + historic district.



What if Hammer Hill became the town library, w/ an old-time park-like setting? Hammer Hill feels like a "little estate".









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

October 31, 1991

MEMORANDUM

TO: Swam Ayya
Environmental Planning Division

FROM: Gwen Marcus, Historic Preservation Coordinator
Carol Kennedy, Historic Preservation Planner
Urban Design Division

SUBJECT: Proposed Revised Master Plan for Walter Reed Army
Medical Center (WRAMC) Annex at Forest Glen --
Historic Preservation Comments

Staff Recommendation

Recommend that the National Capital Planning Commission disapprove the proposed revision to the Master Plan for the WRAMC Annex at Forest Glen until the following conditions are met:

- o Include language in the Master Plan emphasizing the need for immediate stabilization of the structures in the National Park Seminary Historic District and for their proper maintenance in order to prevent demolition by neglect.
- o The Master Plan should express the intent of the Army to include buildings #112 and #115 in the area to be excecised. The Master Plan should further express the Army's willingness to negotiate with the future user/owner of the historic district about making additional land available for parking needs of the historic district.

Discussion

The WRAMC Annex includes the National Park Seminary Historic District, which is listed on both the National Register of Historic Places and Montgomery County's Master Plan for Historic Preservation. It is one of the most outstanding and important historic resources in the County.

In the Planning Board's comments to the National Capital Planning Commission in March of this year, 6 of the 19 conditions specified by the Board related to historic preservation issues. Of those 6 conditions, staff is satisfied that 4 of those conditions are now met in the Army's revised Master Plan submittal. However, the Board's condition #4 regarding stabilization and maintenance in the historic district has not been met. In one sense it is the most important historic preservation issue of all -- the continued existence of the

historic district depends upon adequate measures to halt further deterioration. In a summary prepared by the Army outlining the Board's conditions and the Army's responses, the Army indicated it "non-concurs" with the stabilization condition.

The Army is in the process of "excessing" most of the historic district. Staff views this as a positive action which could eventually lead to reuse and rehabilitation of these important buildings. The federal excessing process is lengthy, and it may well be 2-4 years until the historic district will have a new user and/or new owner. In the interim, it is important that the historic district's buildings receive adequate maintenance and stabilization measures to ensure their survival and eventual rehabilitation. Many of the buildings have serious problems resulting from deferred maintenance and water damage.

New language recently added to the Master Plan about maintenance and repair is not specific about stabilization needs and measures to be undertaken and staff thinks the following added language is inadequate:

Provide for maintenance and repair of buildings in the Historic District until excessed. WRAMC is spending an average of \$100,000 per year for maintenance and repair of the Historic District. These expenditures will continue until the District is excessed. (Section ES.5)

An adequate response to the Board's condition #4 (March 14, 1991 meeting) would be to specify the work to be done -- most importantly to repair leaking roofs and repair/install functioning gutters and downspouts. Increased funding for repair and maintenance is critical -- the Army staff has indicated a 1986 report estimated repairs needed by the historic district at \$32.4 million. A prioritized list of needed major repairs was provided to staff by the Army on October 25, 1991.

The Master Plan should express the intent of the Army to carry out the following stabilization measures on the buildings within the Historic District. Montgomery County should take a leadership role in efforts to gain Congressional appropriations to fund the tasks outlined below. Whether or not such additional funding is achieved, increased funding from the Army's budget must be devoted to the historic buildings.

- a. Repair any leaking roofs
- b. Repair or install new gutters and downspouts which function properly
- c. Secure any unoccupied buildings against potential vandalism
- d. Repair any structural damage which threatens the short term survival of the buildings
- e. Conduct termite inspections and repair damage as needed
- f. Continue to occupy and use the buildings now occupied until renovation work begins

The second historic preservation condition outlined at the beginning of this memorandum relates to the Board's condition #6 (March 14, 1991 meeting) about the excessing of the historic district. The Master Plan now includes additional information about the excessing process and specifies the area of the historic district area declared excess by Major General Cameron (Section 11.2). In the revisions to the Master Plan reviewed by staff over the past month, the Army is proposing that the historic district be excessed with the exception of buildings 112, 115, 126, 133. Building 112 was the Indian Mission and building 115 was the Miller Library, both important contributing resources within the National Park Seminary Historic District. They are currently used as Army family housing. Staff believes these buildings should also be included in the property to be excessed because of their significance to the district. Both the Miller Library and Indian Mission are located across Linden Lane from the remainder of the district.

Another aspect of the boundary to be excessed relates to future parking needs for the historic district. It is difficult at this point to determine how much parking will be adequate, since the future use of the district is not yet known. However, only a limited amount of land within the historic district boundary would likely be available for parking. Preservation planning staff believes the Master Plan should express the Army's willingness to negotiate about land for parking with a future user/owner of the district.

February 21, 1991

Honorable Constance Morella
United States House of Representatives
District Office
11141 Georgia Avenue, Suite 302
Wheaton, Maryland 20902

RECEIVED
FEB 21 1991
U.S. HOUSE OF REPRESENTATIVES
DISTRICT OFFICE
WHEATON, MD

Dear Congresswoman Morella,

On behalf of the communities we represent and the SOS committee, we would first like to extend our appreciation for the interest your office has given to our concerns. On January 14, 1991 we wrote to your office and jointly expressed some of our common concerns and proposals regarding the future plans of Walter Reed Army Medical Center (WRAMC). Since that letter we have had the opportunity to review Major General Cameron's written response of February 7, 1991, as well as attend the February 19, 1991 public meeting regarding the proposed master plan for the WRAMC Forest Glen Annex. We are encouraged by the positive tone relayed in General Cameron's letter, yet we maintain strong concerns towards the impact of the Army's plans on our community. This letter is intended to serve as a basis for the continued cooperation between the Army and our communities.

Community Concerns and Proposals

1. Military Housing - Although no new housing appears to be part of the revised master plan, Army officials have indicated the possibility of a future housing project for enlisted personnel. Even if this proposal contained significantly less housing units than the previous plan (1,093 units), we would oppose the consideration of this as an option.

2. Traffic - We are strongly concerned that the Environmental Assessment regarding the revised master plan does not adequately address the increase in vehicular traffic due to approximately 1,000 new commuters to the site. We trust that further documentation will be forthcoming in taking the recommendations of the staff at Maryland-National Capital Park and Planning Commission. We encourage the advent of policies that minimize the impact of increased traffic (i.e. shuttle buses from Forest Glen and Silver Spring Metros). We are opposed to the widening of Linden Lane at any location. If the Army is sincere about leaving the Historic District, Linden Lane will no longer be inside the Annex but will instead be on its perimeter. Linden Lane is an integral part of the Historic District and the residential communities at each end and should be viewed as such. Linden Lane should be de-emphasized as a main entrance to the Annex site; Brookville Road should be viewed as the site's main entrance. Temporary buildings adjacent to Linden Lane are slated to be removed by the Army plans. Because of the potential impact on the Historic District and the adjacent community, we oppose

the future development of this site; this site should be landscaped and integrated into the future plans of the Historic District.

3. Transfer of Woodlands to Park - The proposal to turn specific woodland areas of the Annex property over to parkland administration should be approved on a timely basis. The Park and Planning Commission has already stated their willingness to accept the responsibility of maintaining this land. This transfer should be a relatively simple and painless procedure for all parties involved. Please see enclosed attachments.

4. Historic District - This is by far the most difficult and complex issue to address. Both the Army and the surrounding communities agree that the Historic District is in need of preservation and is deserving of preservation. The existing reality of the site, however, is that the Army has displayed no clear maintenance policy throughout the years of ownership and has silently advocated a policy of demolition by neglect. This lack of maintenance is the result of a clear lack of commitment by the Army to fulfill its obligations to protect a national historic resource. The Environmental Assessment recently published states as fact the Army's violation of law in regards to the historic preservation of this property.

The Army now states that "to transfer the historic area to another agency offers an attractive solution." However, this suggestion as it stands alone does not address the immediate problems at hand. We are not opposed to the Army leaving the Historic District, but due to the size and condition of the property, the property is not easily transferable. It will take time to locate a future user(s) as well as time to further develop preservation plans. The Army has enjoyed the use of this property as a resource and it appears they will continue to do so until the transfer is made apparent.

We strongly feel that the Army remains responsible during the period necessary to locate a future user(s). Until future user(s) are determined, and agreed to by all parties, the Army needs to assume a minimum level of responsibility. The SOS Committee has identified the minimum level of requirements needed to stabilize the site. The Army should commit in action to:

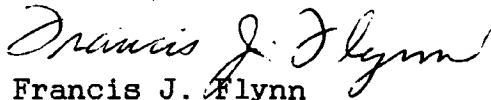
- 1) Perform emergency repairs on buildings in imminent danger.
 - a. Re-roof Castle roof.
 - b. Re-roof Pergola bridge roof, stabilize foundation.
 - c. Repair south wall of dining room - Ye Forest Inn.
- 2) Stabilize existing buildings.
 - a. inspect and document condition of all roofs.
 - b. clean, repair, connect all gutters and downspouts.
 - c. clear drains and inspect rainwater runoff.
 - d. inspect and document condition of mechanical systems.
 - e. stabilize problems outlined by inspections.
- 3) Develop and Implement maintenance plan mentioned in EA.
- 4) Approve the Pagoda project as soon as possible. The SOS Committee is willing to assume custodial responsibility, project costs and coordination.

We strongly feel that these requests for stabilization of the Historic District requires a modest Army expenditure. We are talking thousands of dollars not millions. The SOS Committee has offered and will continue to offer technical assistance to the Army on a volunteer basis.

Our final concern regarding the Historic District is that should the preservation efforts fail, the entire site should be protected from any future development and be converted to park use.

The neighboring communities and the SOS Committee look forward to continuing our cooperative and mutually beneficial relationship with the Army. We and the members of our community greatly appreciate the support and assistance of your office in addressing our concerns.

Sincerely,



Francis J. Flynn
President, Forest Glen Park Citizens Association



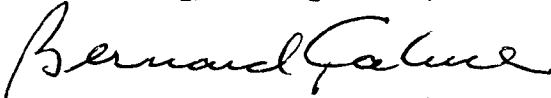
Andrew Clark
Vice-President, Forest Glen Park Citizens Association



Debbie Bittner
President, Linden Civic Association



James TerMaat
Membership Chairperson, Linden Civic Association

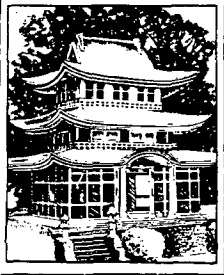


Bernard Calure
President, Friends of Walter Reed at Forest Glen,
Save our Seminary Committee



Mark Yanowitz
Vice-President, Friends of Walter Reed at Forest Glen,
Save our Seminary Committee

FRIENDS OF
WALTER REED
AT FOREST GLEN



SAVE OUR
SEMINARY
COMMITTEE

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

July 19, 1991

Dear Fellow Members,

** Enclosed are copies of the "Chestnut Leaves Quarterly" and the current membership directory a special note of thanks to Bonnie Rosenthal and Rich Schaffer who do such a fine job in getting out the newsletter.

** Address information on several our newest members did not find its way into the directory for the June printing and is included here as an addendum to the directory.

Lou Brown
Walter Farley
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Nora Savage
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Carrabelle Conway
9021 Fairview Rd.
Silver Spring, MD 20910

Hannah Sullivan
9273 W. Rockwood Dr.
Peoria, AZ 85382

Jean Noble
7527 Spring Lake Dr.
Bethesda, MD 20817

** A special note of welcome to all our new members and a vote of thank to all who have renewed their memberships.

** The SOS Committee is preparing display on the history of the National Park Seminary which will be on display in the Kensington Park Library (4201 Knowles Ave.) during the month of August. Stop by and enjoy it.

** Officer elections are fast approaching and we need to form a nominating committee from the membership. Contact Bernie Calure (301) 585 0631 before August first if you can serve on this committee.

(over)

** The Committee needs a Congressional contact person. We have reached a point in our efforts where we believe necessary to enlist the aid of our Senators and Representatives in the preservation of the National Park Seminary. As an initial matter you can voice your concern over the Army's apparent policy of demolition through neglect. There are at least two points your letter should make:

1.) the Army must begin a program of exterior building maintenance on the property which, at a minimum, must include repair of gutters and down spouts to effectively collect and carry off rain water and

2.) the Command at Walter Reed should make every effort to find a way to allow The Friends of Walter Reed to assume a guardianship role for the Pagoda we are not seeking ownership of the Pagoda but merely wish to study and care for the building while it is not being used by the Army.

For our part we should keep our letters brief and to the point and ask for a reply. If you need any help with other addresses let us know.

** We also need some organizational help in planning a fund raiser we are planning in the fall.

Sincerely,

A handwritten signature in cursive script that reads "Bernie Calure".

Bernie Calure, President

Membership Directory

June 1991



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WALTER REED
AT FOREST GLEN**



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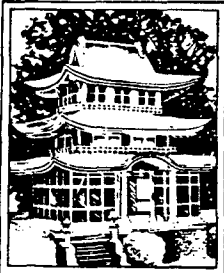
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SAVE OUR
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CHESTNUT LEAVES QUARTERLY

VOL. 2, NO. 1

SPRING/SUMMER 1991

NATIONAL PARK SEMINARY ON TOP TEN LIST OF MONTGOMERY COUNTY ENDANGERED SITES

In the March-April issue of the Montgomery County Historical Preservation Commission newsletter, the National Park Seminary Historic District was highlighted as one of the top ten endangered historic resources on the Montgomery County Master Plan for Historic Preservation. The county selected the sites that are most vulnerable to deterioration and demolition by neglect, and described National Park Seminary as "a national treasure that should be properly maintained."

As a follow-up to the designation of National Park Seminary as an endangered historic site, Montgomery County has submitted a grant application to the Maryland Historical Trust for \$20,000 to create a plan to identify an appropriate developer for the site "to achieve the renovation and appropriate reuse of the National Park Seminary Historic District." As an important voice in the future use planning of this site, the Save Our Seminary Committee has written a letter of support for this grant and hopes to play an influential role in the planning process. The time schedule for this project is October 1991 to April 1992.

In the meantime, the SOS Committee is attempting to meet again with Congresswoman Connie Morella to see what she can do to stimulate the Army into some action *now* to perform necessary repairs in the historic district. Although the Army may be even less motivated to spend their limited maintenance funds on the seminary buildings because they are in the process of disposing of them, the Army was able to find \$40,000 for a new gymnasium floor!

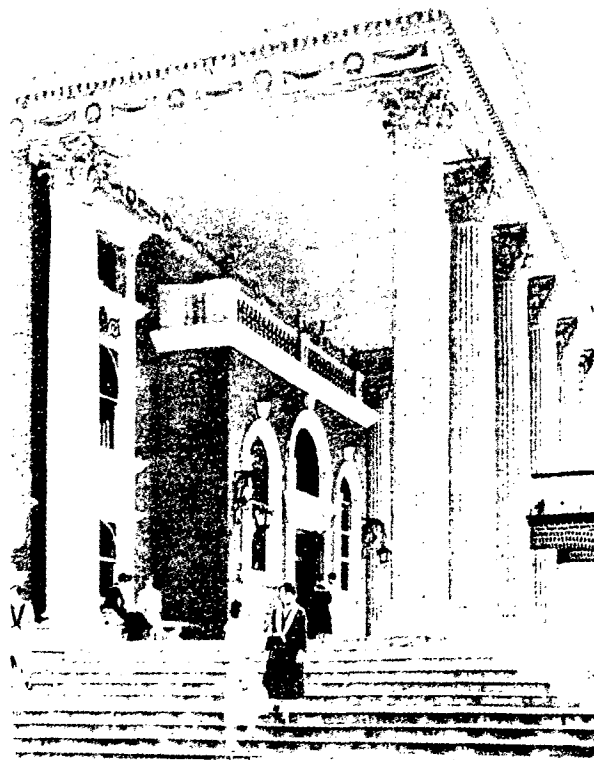
SOS has contacted the National Trust for Historic Preservation for legal advice in dealing with the Army's violation of federal historic preservation law by neglecting the property. Before possible legal action, efforts will be made to incorporate some maintenance of the historic district buildings into the Army's revised master plan, which is now in the review process.

ARMY SPENDS \$40,000 ON GYMNASIUM FLOOR

The gymnasium, built in 1907 for use by the girls of the National Park Seminary, recently received a \$40,000 face lift. Or should we say "floor lift"?

The gymnasium was built by National Park Seminary founders John and Vesta Cassedy and was well equipped indeed. On the ground floor was a locker room with "needle baths" (or showers as we know them today) and a small, rather ornately tiled swimming pool. Parallel to the pool in a separate hall were bowling lanes. The second floor, reached via two identical quarter turn stairways, was a large wood floor for volleyball, basketball, gymnastics, dancing, four square and other games of physical competition popular at the time. Above the floor was a vast open ceiling ornately displaying the gothic-like roof supports of the structure. Encompassing all four interior sides of the building and suspended about twenty feet above the floor was a mezzanine walking and running track. The entire interior was finished in dark wood, reflecting the Cassedy's love of natural materials.

In the 1920s the second owner of National Park Seminary, James Eli Ament, expanded the front facade of the gymnasium in the style of a Greek temple and added a solarium in the rear. Many of the school catalogs during the Ament reign referred to the solarium as a place "where girls could go when they feel weak and their muscles crave exercise, to get a rejuvenating sun bath."



Gymnasium, 1930. The portico and other decoration added by Dr. Ament.

After the Army took over the property in 1942, the mezzanine was removed due to its weakened condition, the pool was covered up due to problems unknown, the bowling alley was removed since there was another one on the Army property, a false ceiling was installed, and the entire gymnasium was then converted into a movie house, since the Odeon theatre located on the grounds was gutted for other use. In the mid-1970s when the Walter Reed Annex saw little use by military personnel, the Army decided to return the gymnasium to its original use. This meant removing the numerous red velour seats and all of the thirty foot curtains that were used to darken the theatre. Richard Schaffer, SOS secretary and site historian, fondly recalls two childhood memories of his visits to the theatre with his scout troop---his sneezing fits when sitting near the curtains, and wondering if the false ceiling was going to collapse under the weight of the racoon population living above it. He also recalls the movie screen being one of the largest he had ever seen. Once the carpeting was removed the original floor was used again as a basketball court. A score and time board was installed and the Walter Reed team regularly played other teams there. But, back to the present . . .

With the recent deployment of Walter Reed Army Medical Center personnel to the Persian Gulf, many reservists were called in to cover the empty positions at the main hospital in Washington. Some of these reservists were housed at the Forest Glen Annex. (We welcome these reservists to the most unusual military post in the world and hope they enjoy their stay.) To pass the time many used the gymnasium, and to improve the conditions a new floor was installed at the cost of \$40,000. Unfortunately, other parts of the building, especially the front facade, remain in severe disrepair as they have for years.

WHAT'S HAPPENING NOW

Pagoda Restoration: The First Step

As most of you know, the SOS Committee has received a matching funds grant from the National Trust for Historic Preservation for \$1,000 (\$2,000 was requested) to do a complete study of the Pagoda in preparation for its restoration. The total cost of this work was estimated at \$15,000 with \$10,000 of it being donated services by SOS member architects Ward Bucher and Mark Yanowitz. The remaining \$5,000 will be used to cover the costs of photography, architectural drawings, paint analysis, and preparing the report. Plans are being considered for a special event in the early fall to raise the remaining \$4,000 needed for this study.

Although SOS is still waiting for the official release of the Pagoda from the Army, work has already started---drawings have been made, photos have been taken, bids for paint analysis have been solicited, and some historical research has been done. The restoration of the Pagoda is an exciting first step towards active preservation of the Seminary buildings. And there soon may be another building in action!

Medieval Group in Castle?

Interest in restoring and using the Castle has been expressed by the Markland Medieval Mercenary Militia. Although their funds are limited, they seem willing to provide the labor to make the Castle usable as a place for meetings and events. A couple of their members have already done some work to cover the large hole in the roof. Their plan is to obtain the Castle through the Army in the same way that SOS is gaining access to the Pagoda.

DID YOU KNOW?

. . . The "Edgewood Estate" in Forest Glen (in existence between the early 1800s and the 1960s) was purchased by Dr. Ament in 1928. Ament had tenant farmers living on the estate who would dress in "old Southern" styles and provide fresh dairy and eggs to the school.

. . . "Recitation House," or "Chapter House" as it was originally known, was built by the Casedys around 1900 for girls to hold sorority meetings. After 1906, when all the individual sorority houses had been built, the Chapter House was then used for recitation purposes. This building provided an ample work space for the students in a rather woody and secluded area, which is now the space adjacent to the parking lot across from Aloha House. Unfortunately, termite infestation caused it to be one of the first structures demolished by the Army after 1942.

. . . The statue commonly referred to as "The Grief of Acteon" is actually "The Grief of Cyporissus." This marble statue is located across from Senior House next to what is left of the old foot bridge to the railroad station. In Greek mythology, Acteon was a well-respected hunter who one day accidentally came upon some goddesses bathing nude. Upon noticing him they turned him into a stag and his dogs at once attacked him. In the gardens of Dumbarton Oaks in Georgetown, Washington, D.C. next to the swimming pool is a beautiful mosaic panel portraying this scene. The legend of Cyporissus is that he inadvertently killed his loved one who was disguised as a stag. The cypress tree is so named to symbolize his grief and sorrow. Whoever the statue may be, the girls of National Park Seminary had their own name for it. As they would rush to catch the train at the Forest Glen station a girl would occasionally be saddened by the sound of the train pulling away without her, and she would strike a pose similar to that of the statue. The statue therefore became known as "My God, I missed the train!"



The Grief of Cyporissus

OR

My God, I Missed the Train

DID YOU EVER WONDER?

. . . Why the American bungalow between the windmill and the main building is similar to the Japanese bungalow?

. . . Why the bridges crossing the glen were demolished?

. . . Why the girls of the National Park Seminary could not ride the trolley car that came to Forest Glen from Washington?

ANSWERS TO LAST ISSUE'S DID YOU EVER WONDER

Ament's infatuation with unusual art and architecture - Dr. Ament was a world traveler. Many times while in other countries he would buy artwork from poor artists or desperate collectors, especially in war-ravaged Europe. He wanted the girls to not only have fine things but also to understand them, therefore he felt fine, and sometimes unique, surroundings were intellectually stimulating for National Park Seminary girls. Although the Cassedys had placed some artwork around the campus, the majority was placed by Ament.

Government takeover of National Park instead of Webster Academy - The Marjorie Webster Academy, located about three miles south of National Park Seminary and one mile north of the Walter Reed Army Hospital, was most likely too small for the many recuperating soldiers coming home after World War II. Also, just as everyone else does who visits the site, the government personnel choosing military sites during the war likely admired and became infatuated with the National Park Seminary.

National Park's survival until today if not for Army takeover - Several studies done in the late 1980s showed a decline in enrollment at all-girl schools in three different decades--the thirties, the sixties and the seventies. In the 1980s values appeared to once again be focusing on private female education, however no one could really say that National Park Seminary/College would have survived until today. Some people believe that National Park most likely would have remained some sort of educational facility had it not been taken in condemnation proceedings by the Army during World War II. Let us not forget that while many fine educational centers closed their doors and were eventually demolished, we are in a way fortunate that this site went to a very justified need. We are also fortunate that the buildings have remained essentially intact and almost as they appeared half a century ago!

DID YOU KNOW and **DID YOU EVER WONDER** wants to hear from you! Send in your tidbits of information or answers or questions, and they will be responded to in the next issue.

ACTIVE ALUMNAE

As the SOS Committee pursues its goal of the preservation of the buildings and grounds of the National Park Seminary Historic District, we should not forget that there is another important

element in the preservation of this unique and special place---the memories, spirit and knowledge of the women who attended the seminary and college. Although the school has been closed for fifty years now, there are still several hundred alumnae surviving. Over fifty of these alumnae are members of SOS and two, Gwen Mouser Gay and June Rightor Saylor, are on the board. One of the oldest alumnae and SOS members is Margaret Nave Johnson, who is planning to celebrate her 110th birthday on January 10, 1992!

A strong school spirit still continues, and many alumnae have maintained the close friendships they developed in their seminary/college years. There are National Park Seminary and College alumnae association chapters in major cities all over the country, and each year in a different location there is a "houseparty" for all alumnae. The 1991 houseparty was held in San Francisco, where Gwen Gay urged support of SOS by the alumnae for the common goal of saving and restoring the NPS site. Gwen also showed a video produced by June Saylor on the SOS meeting with Congresswoman Morella and a walk-through of the campus showing its current condition.

The alumnae decided to hold the 1994 houseparty, for the 100th anniversary of the National Park Seminary, in the DC area. What a thrill it would be for the alumnae to return to a *restored* National Park then! We can in no better way honor these women than by preserving the campus for future generations to share this unique learning environment.

THE FOREST GLEN STORY

Part 4 - National Park Seminary During the Depression Years

The success of National Park Seminary during the twenties and early thirties cannot and should not be measured in monetary value, but rather in measures that reflect the student body and what became of the seminary's graduates. Most if not all students ended up leading very successful lives--financially as well as "tastefully." Regarding the latter, the girls who graduated from National Park Seminary led a life of knowledge and values, not to say they were not exceptional in their vocational fields, but that they also had a broad scope on the finer and often simpler things in life. A National Park girl knew and appreciated as much about culture as she did the coming of fall and the overwhelming good feeling of reunion with her school. This is obvious in the alumna activities that took place (and still do) and the joy fellow students have in seeing each other again. The alums were also responsible for the constant increase in enrollment during the entire National Park Seminary/College existence. However, not even the alums could do as they did in the past when it came to increasing student enrollment during the Great Depression.

The majority of NPS girls were from wealthy families--and these were just some of the families the depression took a large toll on. Major businesses and corporations were going bankrupt and if a family did not have substantial monetary holdings, then daughter's schooling at National Park went, among other things. National Park Seminary felt the depression in terms of a decline in student enrollment during the period, however records show that Ament may have been anticipating the depression before it actually occurred. Ament bought, rather cheaply, quite a bit of personal property about a year before the stock market crash, and he also purchased the Edgewood Estate and a large tract of land bordering the seminary about the

same time. During the depression quite a few wings and buildings were not used on the grounds and Ament's building program, which was initiated when he became president of the school in 1916, came to a sudden halt with the completion of the ballroom in 1928. Besides the depression, there was hardly any more room to build!

By 1935 enrollment had begun to even out a bit and gradually began to grow. But this was a new America emerging from the depression with a whole new set of values. For the 1934-35 school year National Park Seminary released its annual hardcover (and rather expensive) catalog, as they had every year since the seminary's founding. This elaborate catalog listed school classes, activities, shows, recitals, schedules, costs, and offered excellent pictures of the seminary and grounds, as well as scenes of surrounding Washington. Only that year the catalog was not merely sent to prospective students--it was sent to anyone having any affiliation with the school. The following letter accompanied it.

NATIONAL PARK SEMINARY
FOREST GLEN, MARYLAND
SUBURB OF WASHINGTON

March 28, 1934

My Dear Friend:

At considerable expense we are sending our new catalogue to all our "old girls," now over four thousand. I think it is the most beautiful and representative of all the catalogues we have ever issued. It is my hope that it will arouse a new pride in your heart for your lovely school and lead to a renewed exercise of your influence among your friends in our behalf.

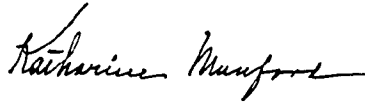
In 1929 we graduated the largest class in our history. Our School now is very small, but I am glad to say that we never had a sweeter, happier, or finer group of students, and no class has ever done better work. You would be proud of these girls.

You know what "the depression" has done to all schools of every type, public as well as private. What the NRA can do to bring about more normal times, we do not yet know; but we do know that we need your help and need it now. We are counting more upon you now than ever before.

You may be interested to know that the head of the NRA, General Hugh S. Johnson, when a youth, was a student under Doctor Ament.

Will you not gladden my heart, my dear, with a letter—however brief? Tell me something about yourself which I can put in the Bulletin, for all your friends will be interested, I know.

Affectionately and devotedly yours,



KM:MHL

Dean

Ed. note: NRA is the National Recovery Agency

In the next issue . . . Part 5, The National Park College

TOURS

The largest tour every given by SOS, over 180 people, was conducted in mid-March for Montgomery County Historical Society members and guests. As usual, the crowd was fascinated by seeing the property up close and hearing the interesting history of the site. Another most exciting tour was given very recently to the "Cassedy clan"---more than a dozen direct descendants of the founders of National Park Seminary, John and Vesta Cassedy. Most of these relatives were not aware of this part of their heritage so they were quite overwhelmed with it all. Their tour concluded with lunch at the Country Store (across the beltway near the site of the old Forest Glen train station) and a visit to the Cassedy mausoleum in DC.

If you belong to or know of another organization or group that would be interested in touring the National Park Seminary, please call Richard Schaffer at 301/587-7356 and make arrangements with him. Touring "the glen" is the best way to appreciate the uniqueness of this hidden treasure---and to see the building and grounds deterioration that SOS is fighting to control. It's a big battle against the neglect of many years, but working together we can make the change towards preservation and restoration.

MEMBERSHIP INFORMATION

Anyone interested in joining the fight to save one of America's most valuable historic resources can do so by joining the **Save Our Seminary Committee**, a non-profit organization dedicated to the preservation and restoration of the National Park Seminary in Forest Glen, Maryland. Membership includes the quarterly newsletter *Chestnut Leaves*, free tours of the National Park Seminary buildings and grounds, invitations to events held at the seminary, and other special activities. Regular meetings are held the third Sunday of each month at 4 p.m. in the main building at the Walter Reed Army Annex.

- Student or Senior Citizen \$15
- Member \$25
- Friend \$50
- Organization \$50
- Patron \$100
- Donor \$250
- Other \$ _____

Check here if you are an alumna of National Park Seminary or College.

Name _____

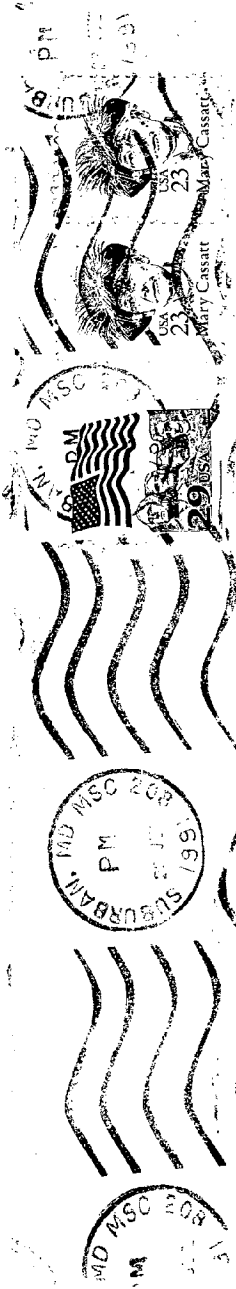
Address _____

City _____ State _____ Zip _____

Phone (____) _____

Please make your tax-deductible check payable to the SOS Committee and mail it with this form to **SOS Committee, P.O. Box 8274, Silver Spring, MD 20907.**

Save Our Seminary Committee
P.O. Box 8274
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