

12340 Kingsley Road, Clarksburg

[APC Case # 10/48-09A]

Master Plan Site, #10/48 Kingsley School

 **Pendaflex**

153 1/3 Series

File Folders



www.pendaflex.com 10% P4

MADE IN USA



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: September 11, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #519317, sash replacment

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the September 9, 2009 meeting:

1. The applicant will work with HPC staff to determine an appropriate exterior shutter style for the building. Details of the proposed shutter style will be submitted to HPC staff prior to submitting the permit set of plans.

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: M-NCPPC Parks Department (Julie Mueller, Agent)

Address: 12340 Kingsley Road, Clarksburg

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





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
246.777.6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller / Joey Lampol
Daytime Phone No.: 301-650-4390 / 301-563-3414

Tax Account No.: _____
Name of Property Owner: MNEPCPC Daytime Phone No.: _____
Address: 1109 Spring St. Suite 800, Silver Spring MD 20901
Street Number City Street Zip Code
Contractor: MNEPCPC - Central Maintenance Phone No.: Mike Fink: 301-670-8048
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: Kingsley Road
Town/City: Clarksburg Nearest Cross Street: Burnt Hill Road
Lot: _____ Block: _____ Subdivision: _____
Liber: 3199 Folio: 428 Parcel: P260 1.938 acres

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: new windows
1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent: Joey Lampol Date: July 30, 2009

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/3/09
Application/Permit No.: 519317 Date Filed: _____ Date Issued: _____

Kingsley School HAWP

1. WRITTEN DESCRIPTION

Description: The 1893 schoolhouse is a 660 square-foot, one-story, one-room, German-sided, frame structure resting on a fieldstone foundation. Wood stairs lead to an uncovered porch at the main entrance in the east gable end. The side elevations are three and four bays wide. The corrugated tin roof has a cupola for a bell at the ridgeline at the west gable end. A single flue chimney rises through the east gable end. The window openings are boarded up to protect against persistent vandalism. The window frames are extant; however, no sashes remain.

Environmental Setting: The building is located in Little Bennett Regional Park. The historic environmental setting as shown in the GIS layer indicates that the schoolhouse is only partially located in the historic environmental setting (see attached). It includes 1.9 acres.

Significance: Before this one-room schoolhouse opened in the late 19th century, children living on farms in "Froggy Hollow" were sent to schools in neighboring Clarksburg or King's Valley. Parents, concerned about the long walk to these schools, petitioned the county to open a school closer to their homes, and the Kingsley School opened in September 1893 (named after the Kings, a prominent family in the area). Attendance over the years fluctuated between 15 and 31 students, depending on the time of year when children might be required to stay home to work the fields. They ranged from 6 to 16 years of age. The school contained a single classroom and two cloakrooms. It was furnished with a wood-burning stove to heat the room and food that the teacher would cook for the children, a slate blackboard spanning the width of the classroom, and desks. The building was topped by a frame cupola containing a bell to alert students to the start of the day. The grounds contained outhouses.

After serving the community for 42 years, Kingsley School closed in October 1935 due to low enrollment. After most of the students were transferred to a newer, two-room schoolhouse in Clarksburg, the school board sold the property. It remained in private ownership until 1964, when the Noonan family sold the school and over 150 acres to the Maryland-National Capital Park and Planning Commission (M-NCPPC). This land was the core of Montgomery County's first regional park, Little Bennett Regional Park.

Project Description and Effect: The rehabilitation of the Kingsley School is a work in progress that began while the building was owned by the Noonan family, and continued in 1966 shortly after the Maryland-National Capital Park and Planning Commission purchased it. Around that time, the bank of windows that had been built in the 1920s on the south façade was replaced with four, separate windows that more closely resembled the original three-window pattern of openings still seen on the north elevation; damaged, rotting wood on the school's exterior was replaced; and the school was painted. Unfortunately, due to its isolated location, incidents of vandalism increased, especially focused on the windows. A chain link fence and plywood window coverings were installed to protect the school.

Recently, the school was repainted to approximate its 1930s appearance, based on oral histories. The missing floors were laid; interior walls were patched; and the blackboard repaired.

Headhouse Square

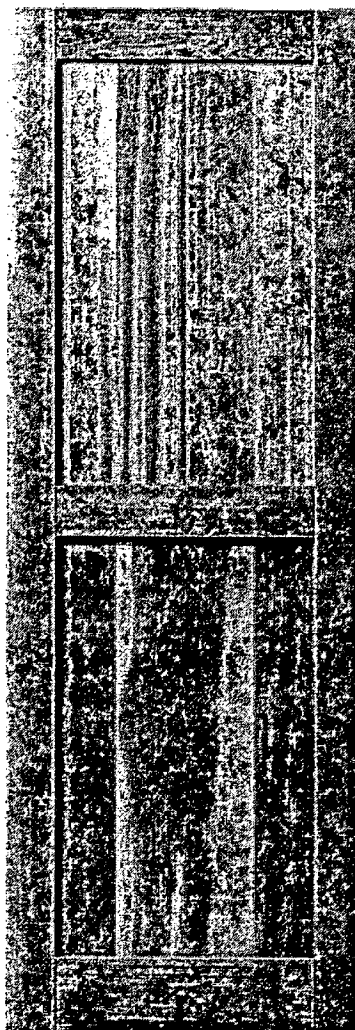
CUSTOM SHUTTERS

SHUTTER STYLES > PANEL SHUTTERS > GREENFIELD

PANEL SHUTTERS

View the Panel Styles:

- [Constitution](#)
- [Greenfield](#)
- [Greenfield with Bead](#)
- [Greenfield with Qtr Round](#)
- [Laurel](#)
- [Penn](#)
- [Penn with Bead](#)



GREENFIELD Flat Panel Shutters

Named for a historic home in New Jersey. At this time in Colonial America, there was a great deal of rivalry between the colonies. This particular home was specifically planned and built by New Jersey architects and craftsmen so it would have a distinct "New Jersey" flavor.

Specifications:

Stiles	2-1/2" Width
Top Rail	2-1/2" Width
Middle Rail(s)	2-1/2" Width
Bottom Rail	4" +/- Width
Stile and Rail Thickness	1-5/16"
Floating Panel Thickness	15/16"

- > [View other configurations for this style](#)
- > [View available options](#)

> THE SHUTTERS

THE BASICS

SHUTTER STYLES

- Panel Styles
- Louver Styles
- Board & Batten Styles
- Bermuda Styles
- Combinations
- Options
- Configurations

MEASURING

COMPONENT PRIMING

PAINTING

ORDERING

TERMS & CONDITIONS



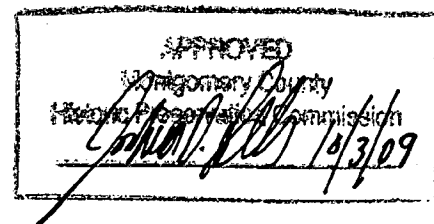
APPROVED SHUTTER DESIGN

- . NO BEADING BETWEEN FRAME: PANEL
- . NO MIDDLE RAIL
- . ENTIRELY FLAT

Enter your email address



©2006, Headhouse Square Custom Shutters. All Rights Reserved. | Site Map



Mueller, Julie

From: Mueller, Julie
Sent: Thursday, September 24, 2009 10:59 AM
To: Silver, Joshua
Subject: RE: Kingsley Shutters

Thanks so much! Just want to remind you that we would like to install the shutters such that they will be hinged so that when the shutters are open, they won't stick out so far. There will be four hinged panels per sash with each panel covering two panes. J.

From: Silver, Joshua
Sent: Thursday, September 24, 2009 10:54 AM
To: Mueller, Julie
Subject: RE: Kingsley Shutters

Julie,

Great! So we're done, the Greenfield design it is. I will get approval paperwork together etc., for your records. I agree with your approach for the installation of the shutter latches.

Josh

From: Mueller, Julie
Sent: Thursday, September 24, 2009 10:51 AM
To: Silver, Joshua
Subject: RE: Kingsley Shutters

Yes, you are correct. There will be no middle rail and no quarter round trim.

If you can provide me with your thoughts as to why you feel it's more appropriate, I'm happy to take your recommendation regarding the board and batten back to Joey.

No matter what the design, I'd like to recommend that latches hooking the shutters closed be placed on the inside (between the shutter and the glass) to provide greater security for the windows. In other words, one will only be able to open the shutters by raising the window sash to undo the shutter latch. Is this okay?

Thanks so much!

Julie

From: Silver, Joshua
Sent: Thursday, September 24, 2009 10:37 AM
To: Mueller, Julie
Subject: RE: Kingsley Shutters

Hi Julie,

I still think a board-and-batten style shutter is more appropriate for this resource. Even the description for the Greenfield implies Colonial America, New Jersey flavor. However, I will approve the Greenfield flat panel shutter design, but with NO middle exterior rail or quarter round trim, as shown on the specification sheets. I believe this is what you

[REDACTED]

[REDACTED]

[REDACTED]

refer to in the description you provided below (undivided, flat (not raised), interior panel). Please confirm the shutter will not have a middle rail, per the specification sheet. We're almost there!

Thanks for your cooperation,
Josh

From: Mueller, Julie
Sent: Thursday, September 24, 2009 7:29 AM
To: Silver, Joshua
Subject: RE: Kingsley Shutters

Josh, go to www.headhousesquare.com/shutters and put Greenfield into the search line. There are three Greenfield styles. Please look at the plain Greenfield and the Greenfield with the quarter round. We like the simplicity of these two styles. However, what we're proposing is even plainer. Imagine a single, undivided, flat (not raised) interior panel. We will be producing the shutters in-house to ensure proper fit.

I'm sorry if there was confusion about this. I thought I gave you an image of this.

Julie

From: Silver, Joshua
Sent: Wednesday, September 23, 2009 3:46 PM
To: Mueller, Julie
Subject: RE: Kingsley Shutters

Julie,

Send me a revised shutter specification sheet or link so I can see what is now being proposed.

Josh

From: Mueller, Julie
Sent: Wednesday, September 23, 2009 2:58 PM
To: Silver, Joshua
Subject: Kingsley Shutters

Josh, Clare said that she would prefer if we continued the shutter discussion with you present since it is not her project. The shutter that she did not like because she thought it was too residential in appearance has a raised panel. We are proposing a completely flat shutter possibly with a quarter round trim. She is amenable to discussing this, but not without you. Sorry to drag this out so much. When would be a good time to meet with the two of you?

Julie

Cultural Resources Planner
Park Planning and Stewardship Division
Maryland-National Capital Park and Planning Commission
1109 Spring Street, Suite 800
Silver Spring, MD 20910

julie.mueller@montgomeryparks.org
w. 301-650-4390
f. 301-650-4379

HOME | CONTACT US | CALL US AT 888-631-8191

ABOUT US | THE SHUTTERS | THE HARDWARE | THE GALLERY

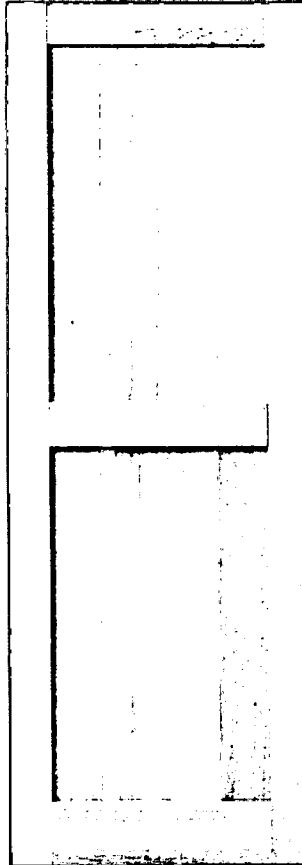
Headhouse Square CUSTOM SHUTTERS

SHUTTER STYLES > PANEL SHUTTERS > GREENFIELD

PANEL SHUTTERS

View the Panel Styles:

- [Constitution](#)
- [Greenfield](#)
- [Greenfield with Bead](#)
- [Greenfield with Otr Round](#)
- [Laurel](#)
- [Penn](#)
- [Penn with Bead](#)



GREENFIELD Flat Panel Shutters

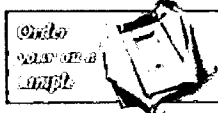
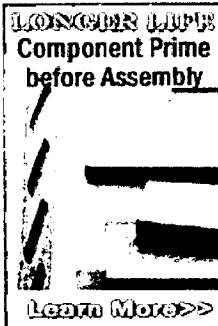
Named for a historic home in New Jersey. At this time in Colonial America, there was a great deal of rivalry between the colonies. This particular home was specifically planned and built by New Jersey architects and craftsmen so it would have a distinct "New Jersey" flavor.

Specifications:

Stiles	2-1/2" Width
Top Rail	2-1/2" Width
Middle Rail(s)	2-1/2" Width
Bottom Rail	4" +/- Width
Stile and Rail Thickness	1-5/16"
Floating Panel Thickness	15/16"

- > [View other configurations for this style](#)
- > [View available options](#)

- > THE SHUTTERS
- THE BASICS
- SHUTTER STYLES
- Panel Styles
- Louver Styles
- Board & Batten Styles
- Bermuda Styles
- Combinations
- Options
- Configurations
- MEASURING
- COMPONENT PRIMING
- PAINTING
- ORDERING
- TERMS & CONDITIONS



Enter your email address

©2006, Headhouse Square Custom Shutters. All Rights Reserved. | Site Map

*↑ entirely flat
 * no beading between frame & panel
 Panel frame
 * no middle rail*

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12340 Kingsley Road, Clarksburg	Meeting Date:	9/9/2009
Resource:	Individually Designated Master Plan <i>Site</i> #10/48, Kingsley School	Report Date:	9/2/2009
Applicant:	M-NCPPC Parks Department (Julie Mueller, Agent)	Public Notice:	8/26/2009
Review:	HAWP	Tax Credit:	No
Case Number:	10/48-09A	Staff:	Josh Silver
PROPOSAL:	Sash replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application with **one condition**:

1. The applicant will work with HPC staff to determine an appropriate exterior shutter style for the building. Details of the proposed shutter style will be submitted to HPC staff prior to submitting the permit set of drawings.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan *Site*
 STYLE: Vernacular
 DATE: c1893

The following was excerpted from Places From the Past: *The Tradition of Gardez Bien in Montgomery County, Maryland*:

The Kingsley School is one of the few remaining one-room schools in the county that retains its original appearance and setting. The school was built in 1883 in response to the need for a school within walking distance of farms located in the Little Bennett Creek Valley. County school commissioners provided architectural plans for the building, which opened to area students in September 1893. The front-gable building has a stone foundation and is covered with German siding. At the west end of the corrugated tin roof is the framework for a bell. Since the immediate area was known locally as Froggy Hollow, the school acquired the nickname of Froggy Hollow School. The school closed in 1935, when, after the Great Depression, local families left the area in search of work. The school is located in Little Bennett Regional Park, a public park owned and operated by the Maryland-National Capital Park & Planning Commission.

PROPOSAL

The building currently contains no original window sashes. The north elevation of the building contains three separate window openings and the south elevation has four openings that were altered in the 1920s when a bank of 12/12 double-hung windows were installed. The south elevation was altered again in the

1960s when these windows were removed and four separate windows similar in size to the windows on the north elevation were installed.

The applicant is proposing to construct seven 12/12, double-hung true-divided light wooden window sashes and install them in the existing window openings that are currently covered with plywood on the north and south elevations of the building. The proposal also includes the installation of operable wooden paneled shutters on the exterior of the building in locations where sash replacement is proposed to provide security to prevent potential vandalism due to the building's remote location.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of Interior Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style. 1

- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed window sash replacement program for the building. The proposed work maintains the existing window openings and does not substantially alter the building. The proposed work is compatible in character and nature with the style of the building, would enhance or aid in the protection, preservation and public or private utilization of the historic site and remedy an unsafe condition.

Although the building did not historically have exterior shutters, the applicant is proposing to install operable wooden paneled exterior shutters on all windows for security. The building is subject to frequent vandalism because of its remote location. Staff supports the installation of shutters to remedy this problem and recommends additional consultation to determine an appropriate shutter style for the building.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition on Circle 1** as being consistent with Chapter 24A-8(b) (1) (2) (3) & (4);

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;

and with the Secretary of the Interior's Standards for Rehabilitation;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller / Joey Lampel
Daytime Phone No.: 301-650-4390 / 301-563-3414

Tax Account No.: _____

Name of Property Owner: MNCP PC Daytime Phone No.: _____

Address: 1109 Spring St. suite 800, Silver Spring MD 20901
Street Number City Street Zip Code

Contractor: MNCP PC - Central Maintenance Phone No.: Mike Fink: 301-670-8048

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: Kingsley Road

Town/City: Clarksburg Nearest Cross Street: Burnt Hill Road

Lot: _____ Block: _____ Subdivision: _____

Liber: 3199 Folio: 428 Parcel: P260 1.938 acres

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|---|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: new windows | | | |

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

Signature of owner or authorized agent: Joey Lampel Date: July 30, 2009

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 519317 Date Filed: _____ Date Issued: _____

Kingsley School HAWP

1. WRITTEN DESCRIPTION

Description: The 1893 schoolhouse is a 660 square-foot, one-story, one-room, German-sided, frame structure resting on a fieldstone foundation. Wood stairs lead to an uncovered porch at the main entrance in the east gable end. The side elevations are three and four bays wide. The corrugated tin roof has a cupola for a bell at the ridgeline at the west gable end. A single flue chimney rises through the east gable end. The window openings are boarded up to protect against persistent vandalism. The window frames are extant; however, no sashes remain.

Environmental Setting: The building is located in Little Bennett Regional Park. The historic environmental setting as shown in the GIS layer indicates that the schoolhouse is only partially located in the historic environmental setting (see attached). It includes 1.9 acres.

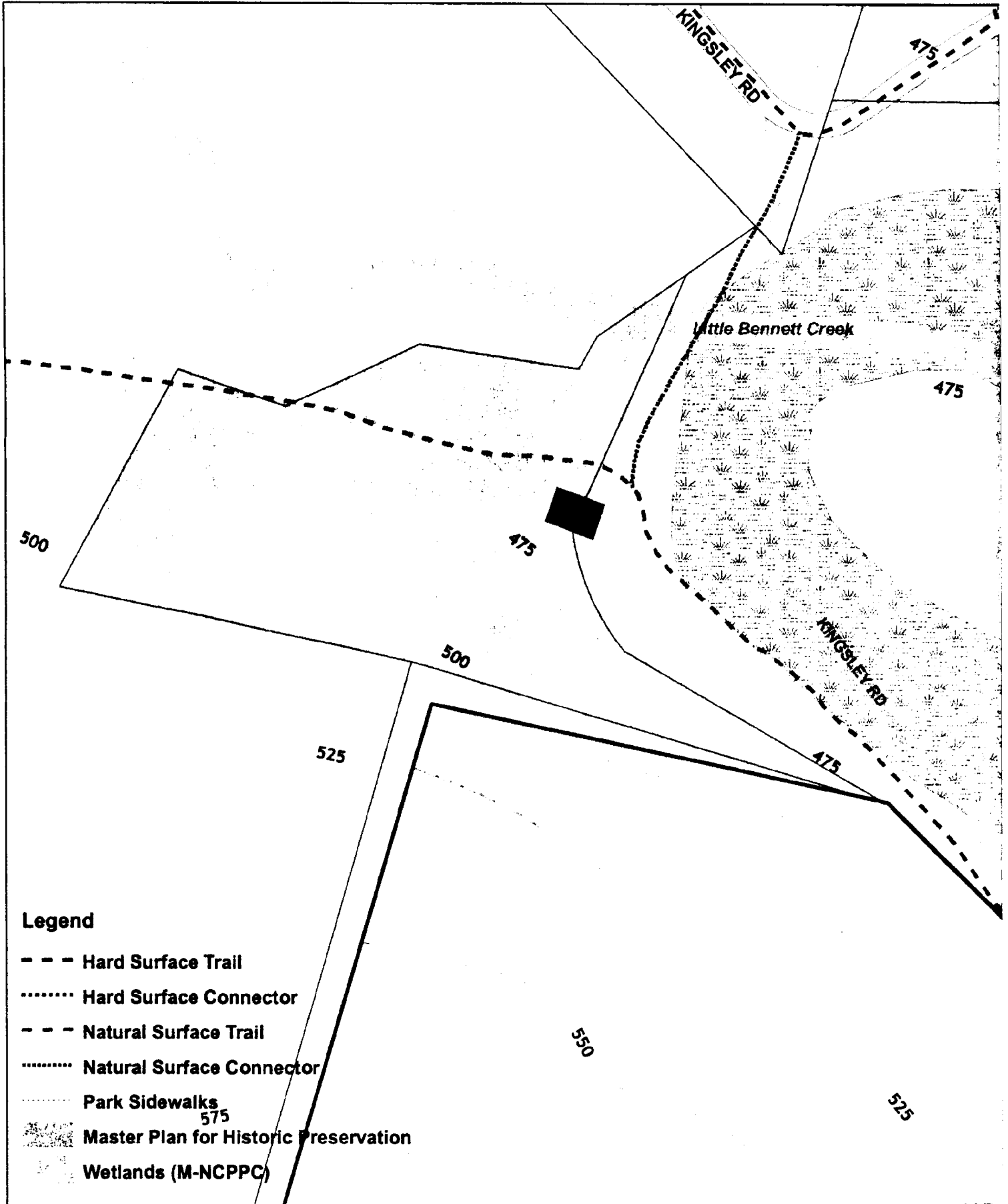
Significance: Before this one-room schoolhouse opened in the late 19th century, children living on farms in "Froggy Hollow" were sent to schools in neighboring Clarksburg or King's Valley. Parents, concerned about the long walk to these schools, petitioned the county to open a school closer to their homes, and the Kingsley School opened in September 1893 (named after the Kings, a prominent family in the area). Attendance over the years fluctuated between 15 and 31 students, depending on the time of year when children might be required to stay home to work the fields. They ranged from 6 to 16 years of age. The school contained a single classroom and two cloakrooms. It was furnished with a wood-burning stove to heat the room and food that the teacher would cook for the children, a slate blackboard spanning the width of the classroom, and desks. The building was topped by a frame cupola containing a bell to alert students to the start of the day. The grounds contained outhouses.

After serving the community for 42 years, Kingsley School closed in October 1935 due to low enrollment. After most of the students were transferred to a newer, two-room schoolhouse in Clarksburg, the school board sold the property. It remained in private ownership until 1964, when the Noonan family sold the school and over 150 acres to the Maryland-National Capital Park and Planning Commission (M-NCPPC). This land was the core of Montgomery County's first regional park, Little Bennett Regional Park.

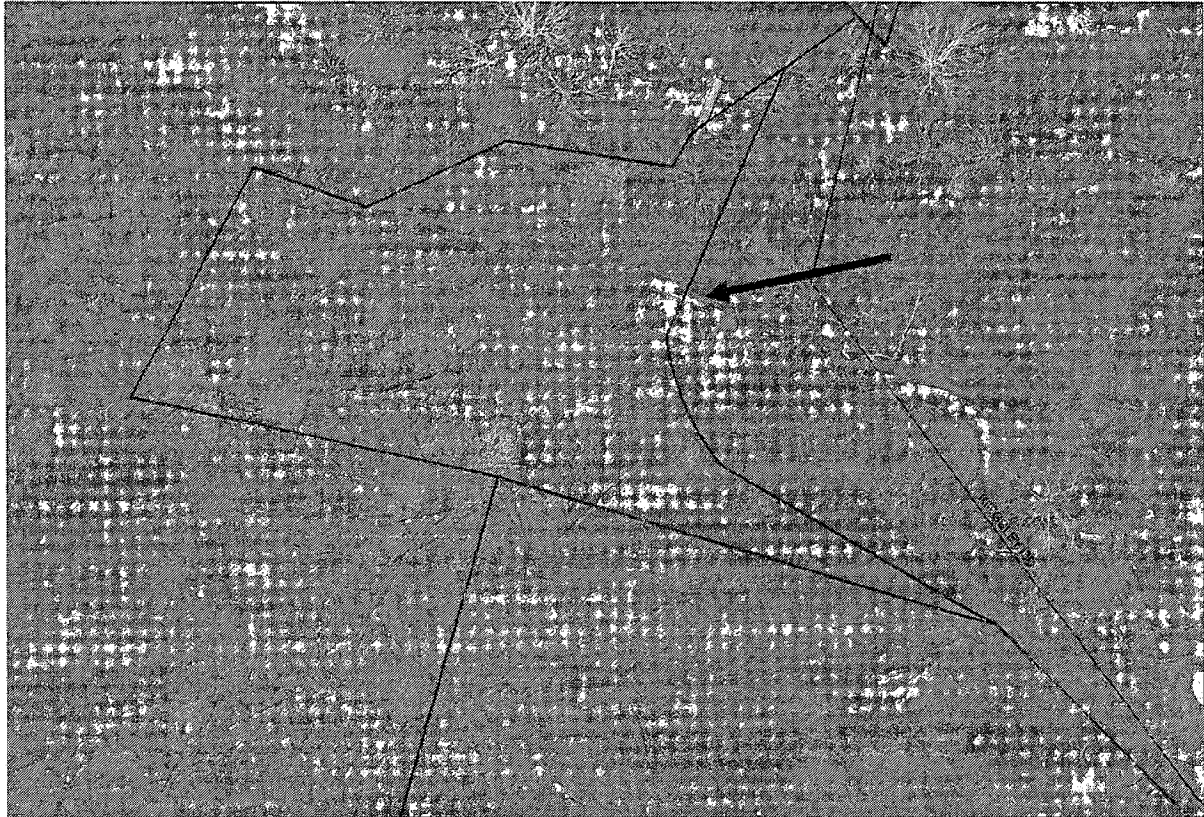
Project Description and Effect: The rehabilitation of the Kingsley School is a work in progress that began while the building was owned by the Noonan family, and continued in 1966 shortly after the Maryland-National Capital Park and Planning Commission purchased it. Around that time, the bank of windows that had been built in the 1920s on the south façade was replaced with four, separate windows that more closely resembled the original three-window pattern of openings still seen on the north elevation; damaged, rotting wood on the school's exterior was replaced; and the school was painted. Unfortunately, due to its isolated location, incidents of vandalism increased, especially focused on the windows. A chain link fence and plywood window coverings were installed to protect the school.

Recently, the school was repainted to approximate its 1930s appearance, based on oral histories. The missing floors were laid; interior walls were patched; and the blackboard repaired.

LITTLE BENNETT REGIONAL PARK- KINGSLEY SCHOOL

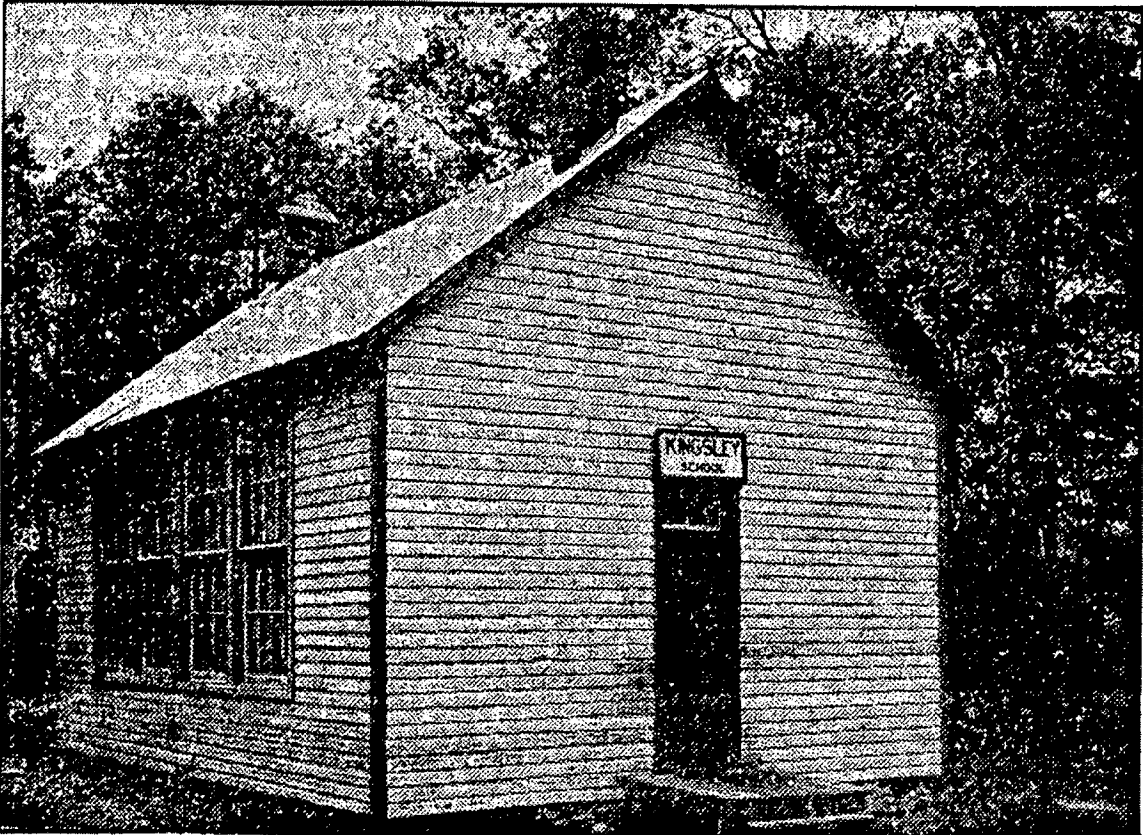


**Individually Designated Master Plan Site
#10/48, Kingsley School**



Kingsley School (1929)

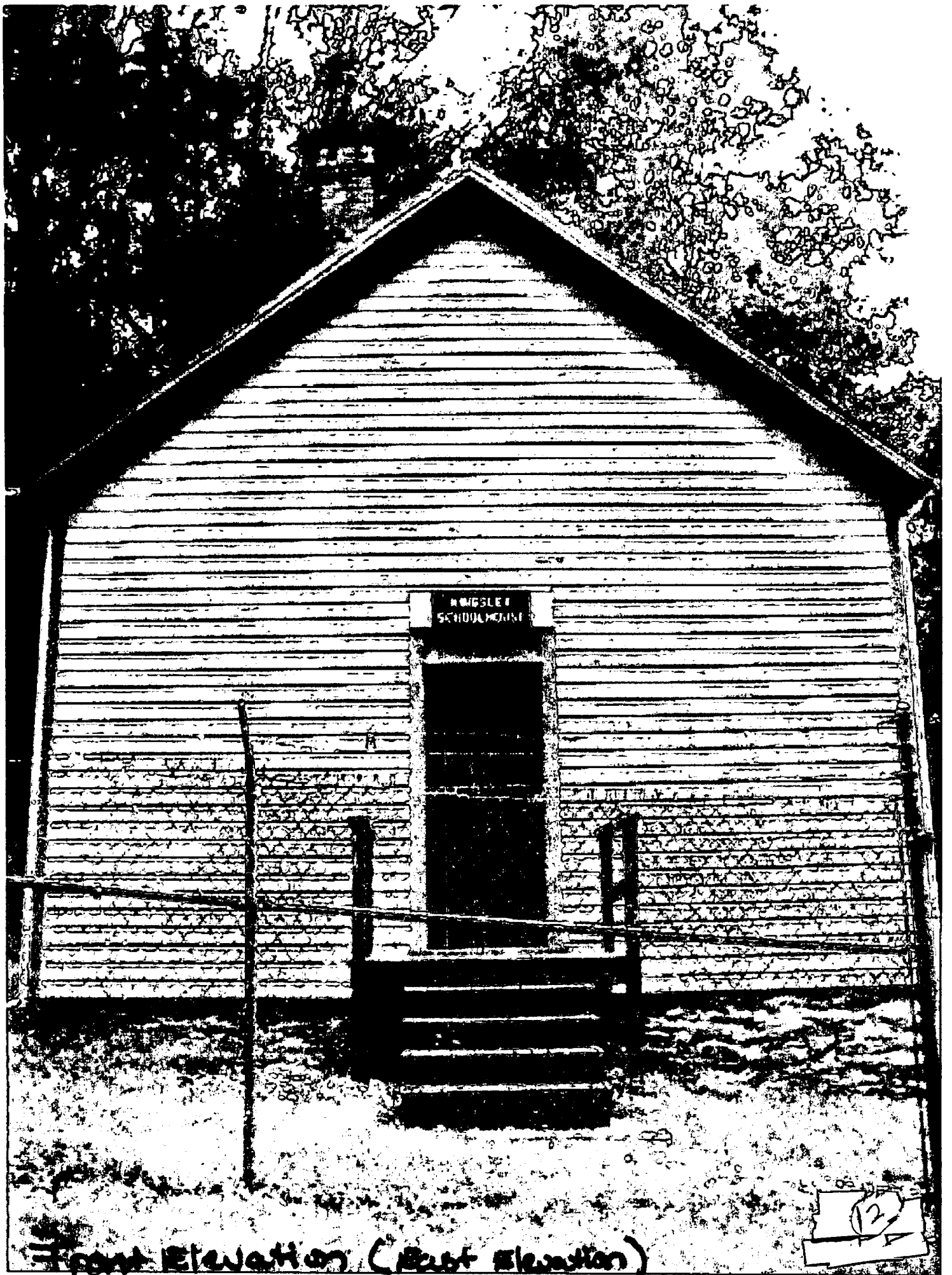
Kingsley School





SOA 41100000

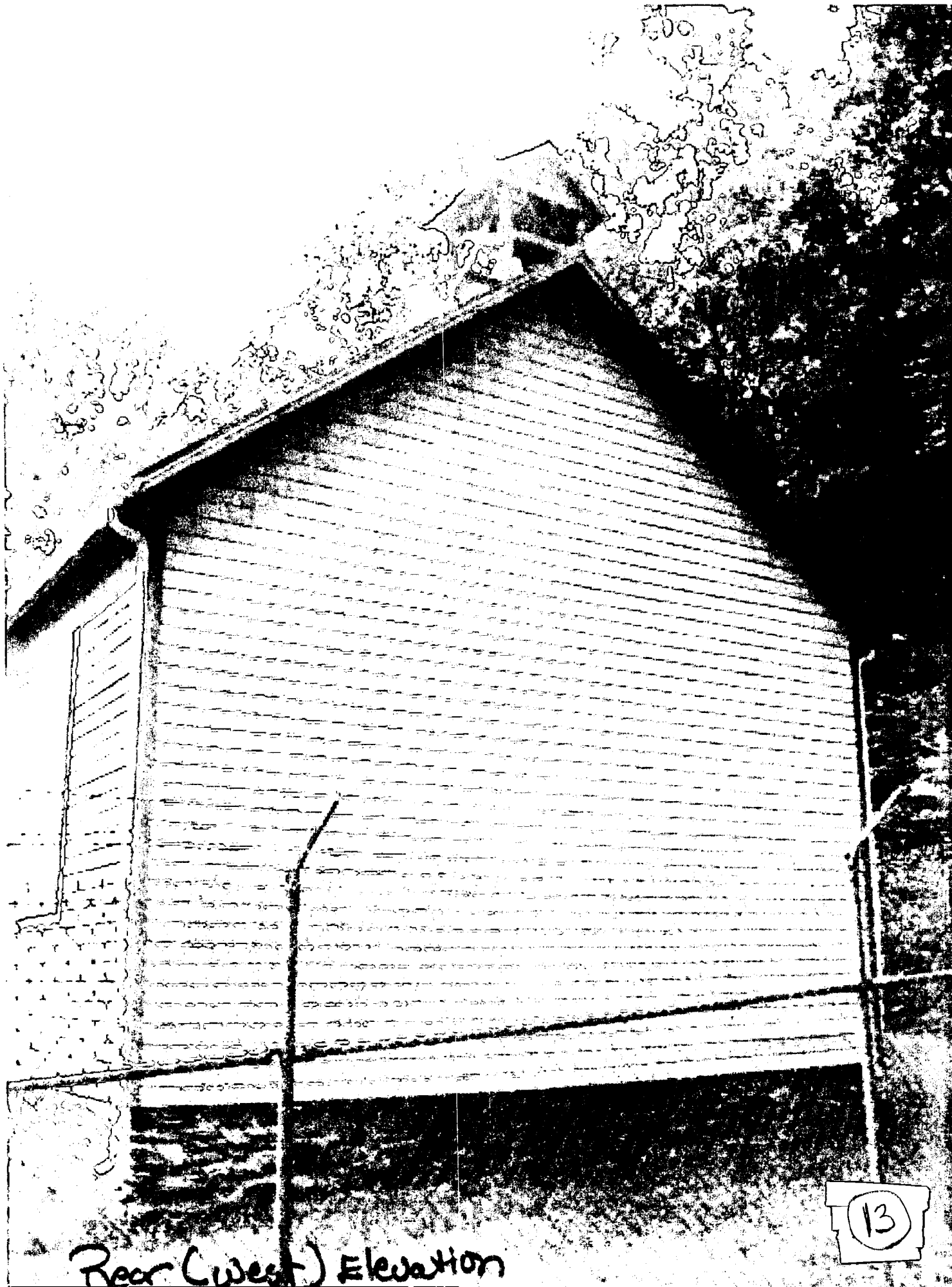




HIGGLES
SCHOOL HOUSE

Front Elevation (East Elevation)

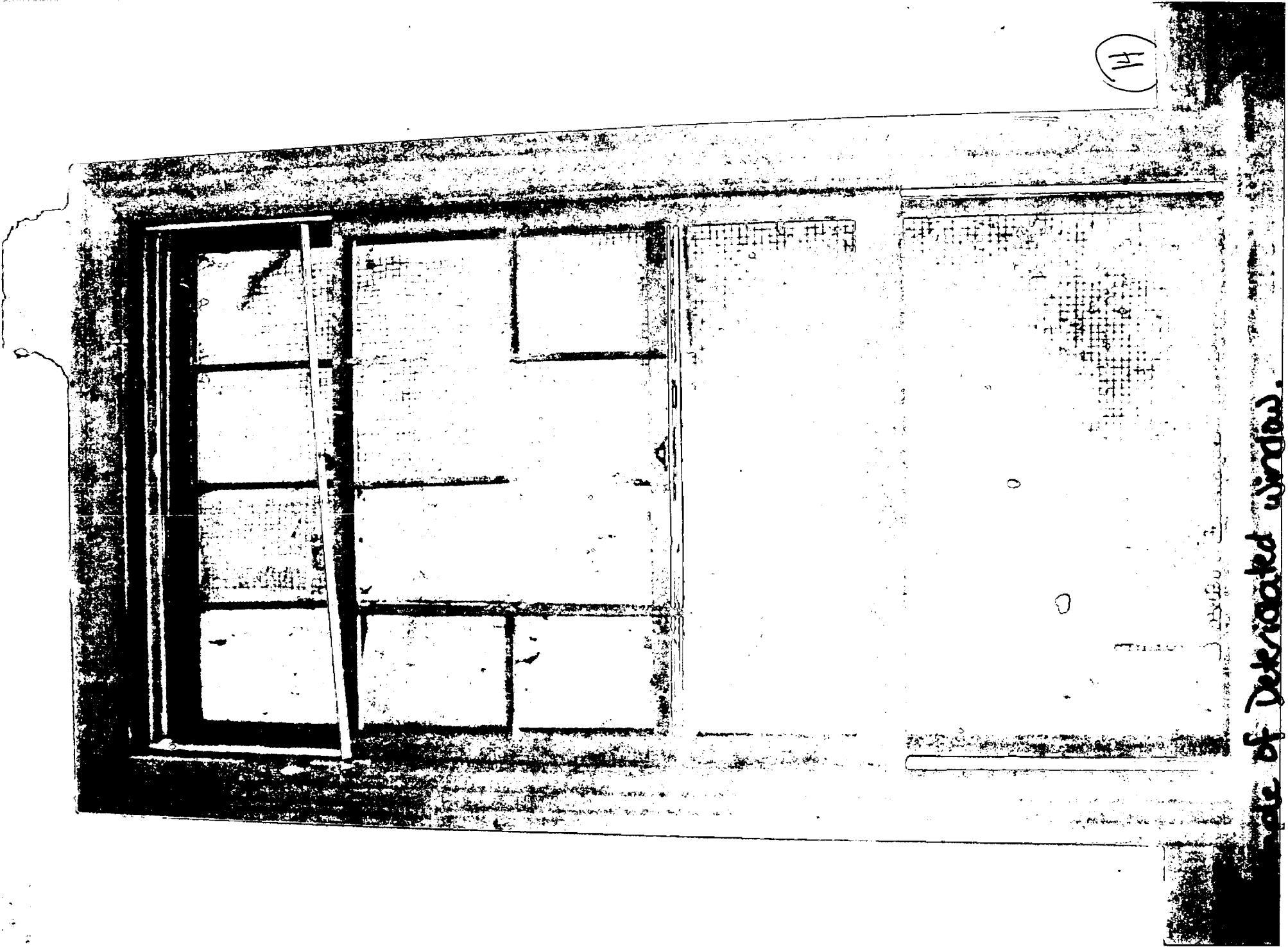
12



Rear (West) Elevation

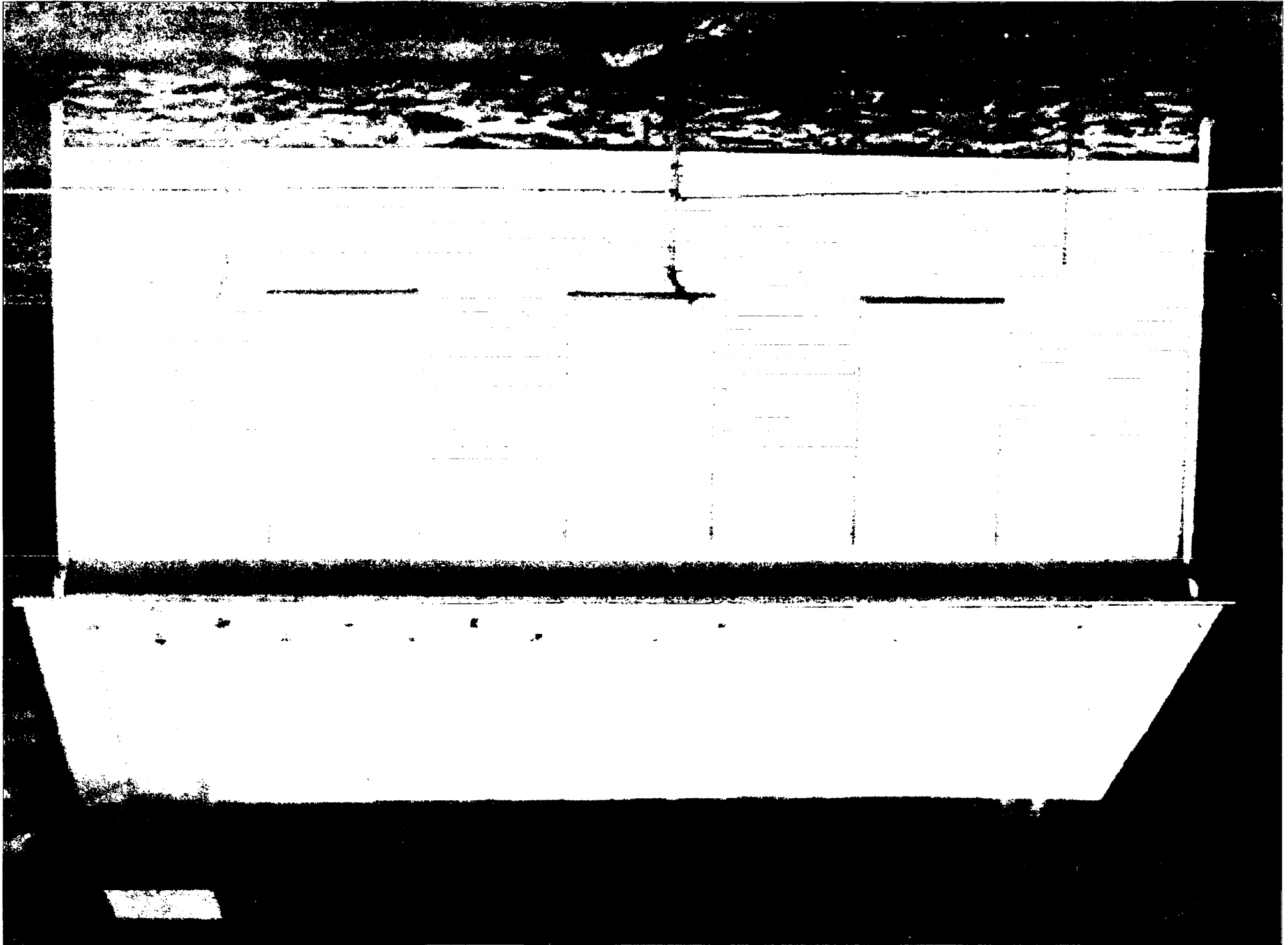
13

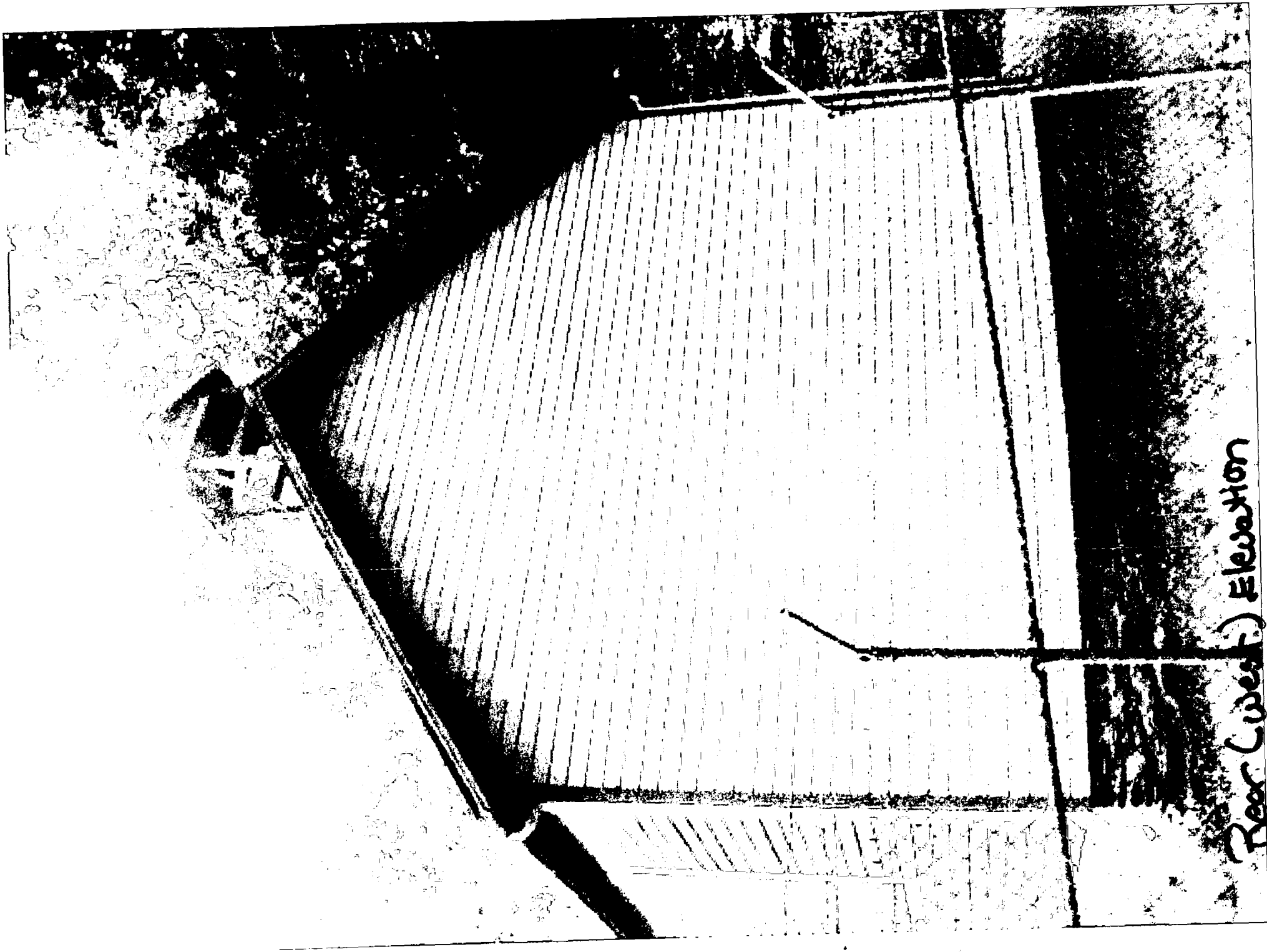
(H)



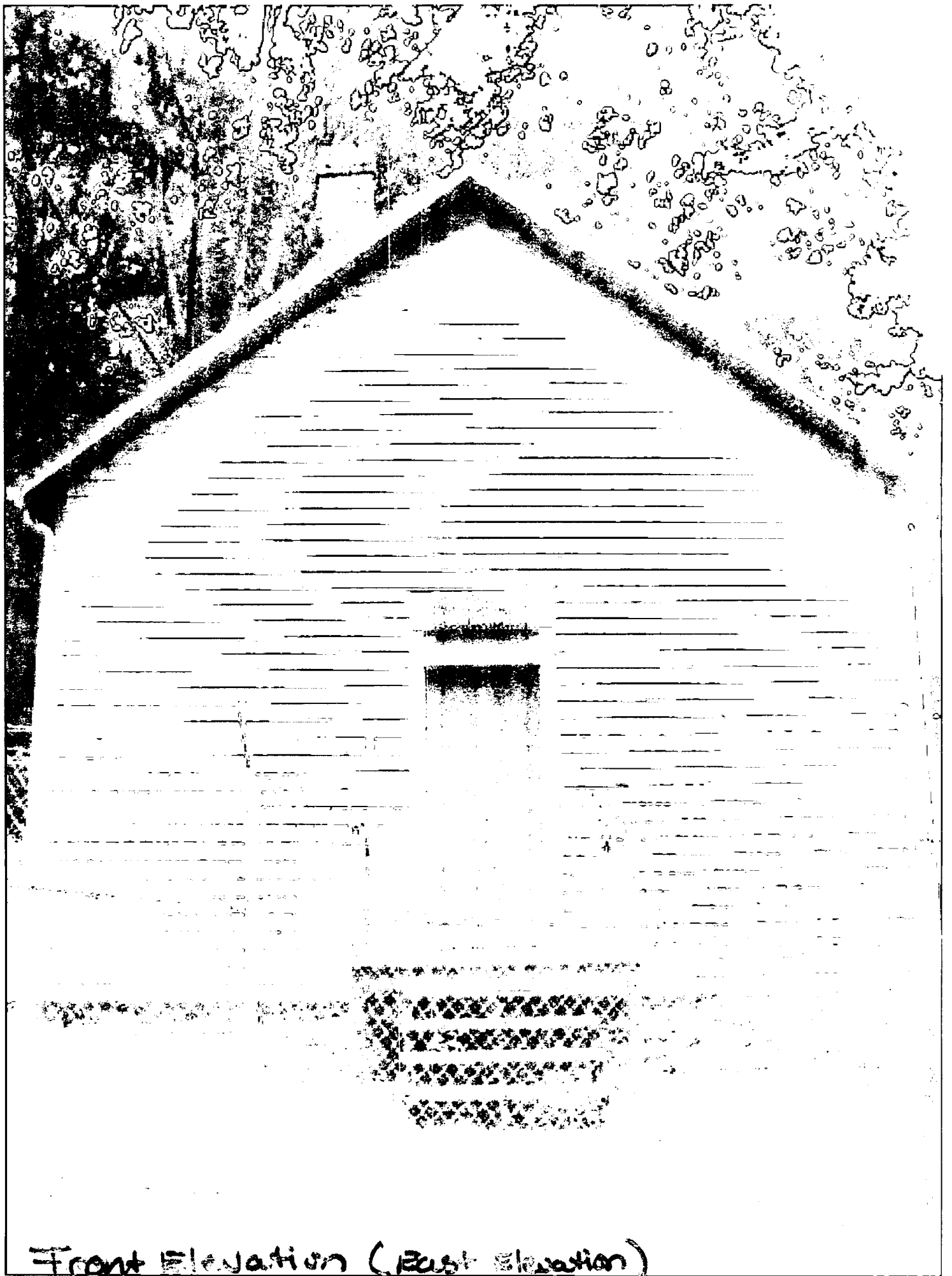
Side of Deteriorated window.

North Elvaston



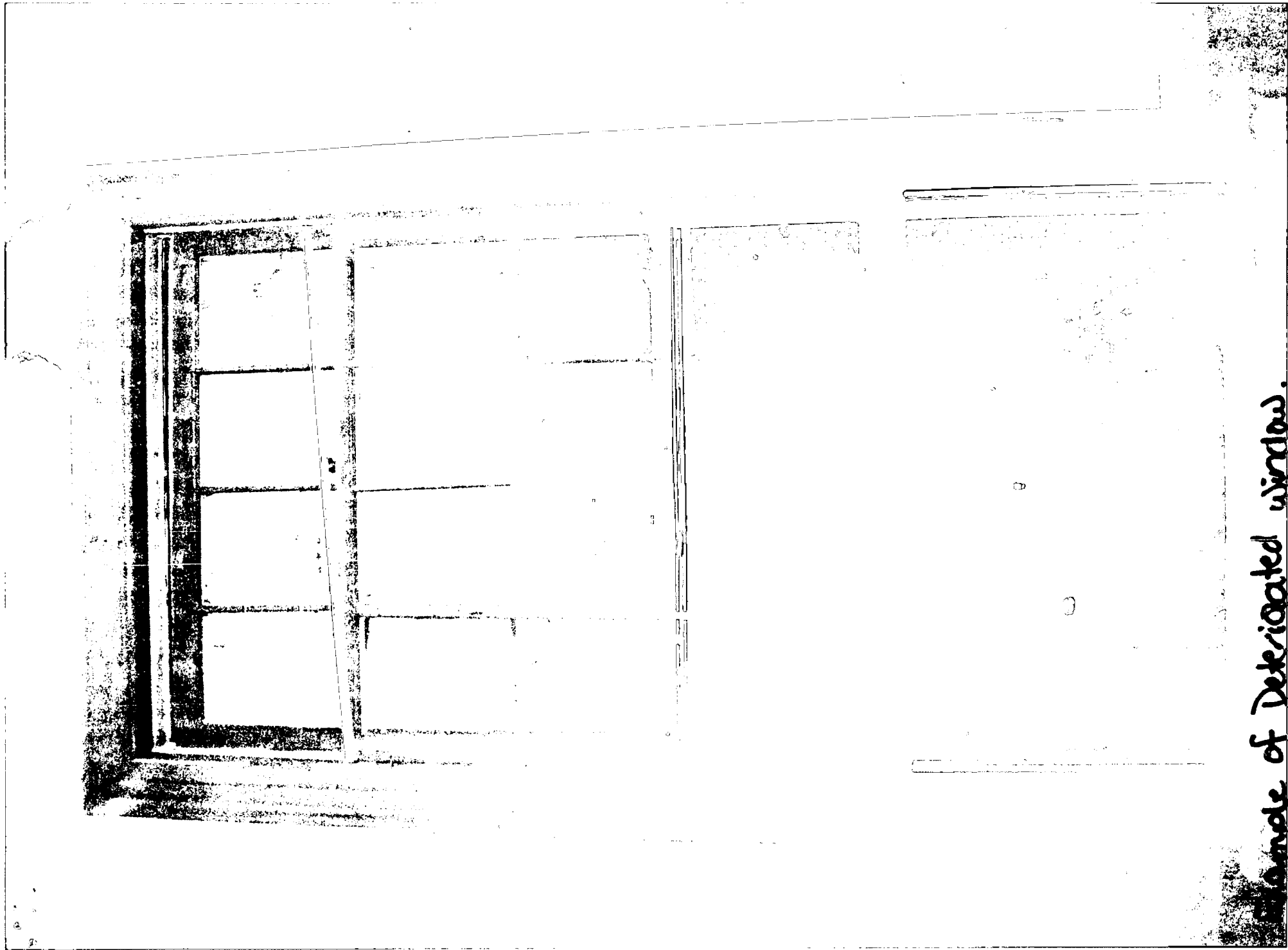


Rear (West) Elevation



Front Elevation (East Elevation)





Example of Deteriorated window.