



HISTORIC RESOURCES

6.1 OVERVIEW AND RECOMMENDATIONS

A. CHAPTER ORGANIZATION

This chapter begins with a brief introduction to the historic preservation process in Montgomery County, objectives for North Bethesda-Garrett Park, a summary of recommendations of the Montgomery County Historic Preservation Commission regarding resources in the planning area, and a summary of this Plan's recommendations on the historic resources. It continues in the second section with highlights of the area's history, which provides the context for the historic resources. The next portion of the chapter presents an analysis of the sites that have already been designated on the County's Master Plan for Historic Preservation, followed by resources on the County's Locational Atlas which are being evaluated for Master Plan designation. The chapter concludes with historic preservation designation criteria and the effects of historic designation.

B. INTRODUCTION

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When the County Council places an historic resource on the Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district. It is then subject to the procedural requirements of the Historic Preservation Ordinance described at the end of this chapter.

In considering which sites should be placed on the Master Plan, the Planning Board receives recommendations from the Historic Preservation Commission (HPC); the HPC's recommendations are summarized below. However, the recommendations contained in the Final Draft Plan are those of the Planning Board.

In addition to historic preservation issues in the Town of Garrett Park, this Final Draft Plan contains recommendations regarding the creation of an overlay zone in the Town which would be designed to preserve the community's unique park-like setting while encouraging housing diversity and compatibility. Details on this overlay zone recommendation are included in the Land Use and Zoning Plan section.

One resource that has been analyzed but is not pictured in this chapter is Holly Oaks; it has been demolished, and both the HPC and the Planning Board recommend that it be



removed from the Atlas. Two resources that have not been analyzed in preparation of this Master Plan are Georgetown Preparatory School and Veirs Mill. This Plan recommends that the Georgetown Prep building be studied for possible designation as an historic resource in the future. The site of the former Veirs Mill will be analyzed in the Aspen Hill Master Plan.

The Higgins Cemetery, a small family burial plot located south of Twinbrook Parkway near Parklawn Drive, is another resource located in this planning area. This Plan does not recommend historic designation for this cemetery, but does strongly urge that the County—which owns the property—make a concerted effort to maintain and protect the burial site.

C. HISTORIC PRESERVATION OBJECTIVES

- Highlight the values that are important in maintaining the character of North Bethesda.
- Protect and enhance North Bethesda's historic and architectural heritage for the benefit of present and future County residents.
- Integrate historic sites into new and existing development.

D. HISTORIC PRESERVATION COMMISSION RECOMMENDATIONS

- Designate the following resources on the Master Plan for Historic Preservation: Wilkins Estate, Smokehouse, Timberlawn, and Mt. Zion Church and Cemetery.
- Delete from the Locational Atlas the following resources: Holly Oaks and Arnolda Estate.
- Designate the entire Town of Garrett Park as an historic district on the Master Plan for Historic Preservation.

E. PLAN RECOMMENDATIONS

- Designate the following resources on the Master Plan for Historic Preservation: Wilkins Estate, Smokehouse, Mt. Zion Cemetery.
- Delete from the Locational Atlas the following resources: Holly Oaks, Arnolda Estate, Timberlawn, Mt. Zion Church.
- Designate as a historic district a portion of the Town of Garrett Park plus several individual resources.
- Create an overlay zone for the Town of Garrett Park to preserve the unique park-like setting and to encourage housing diversity and compatibility.
- Study the Georgetown Preparatory School site as a possible historic resource in the future.

6.2 DEVELOPMENT OF THE NORTH BETHESDA/GARRETT PARK COMMUNITY

The North Bethesda-Garrett Park Planning Area, although generally characterized by its mid- to late-20th century development, contains a number of historic resources that reflect periods of the area's development from the late 1700s into the early 20th century.

As was true for much of Montgomery County, the land encompassed by the North Bethesda-Garrett Park Planning Area remained largely rural and in farming use through the 19th century. The influence of transportation routes on development patterns was significant. The Washington Turnpike Company received Montgomery County's first road charter for improvement work on the road from the District of Columbia to Frederick—later the Rockville Turnpike (now Old Georgetown Road and Rockville Pike); by 1828, these road improvements were completed. Existing individual historic resources in the Planning Area are nearly all located on or near these and other early routes—Old Georgetown Road, Rockville Pike, Tilden Lane, and Montrose, Randolph, and Veirs Mill Roads. (See Figure 65.)

Two structures represent the area's early farming/plantation history: Uncle Tom's Cabin/Riley House (#30/6) on Old Georgetown Road, dating from the late 1700s and the Smokehouse (#30/4) on Old Bridge Road, which may also be late 18th century. The log portion of the Uncle Tom's Cabin/Riley House is of particular historic importance; Josiah Henson, the former slave on the Isaac Riley Plantation whose memoirs inspired Harriet Beecher Stowe's novel *Uncle Tom's Cabin*, spent his nights in the cabin. The Smokehouse on Old Bridge Road is also a log structure believed to have been part of the Magruder plantation or Riley plantation.

Another important resource which serves to recall the families and heritage of North Bethesda-Garrett Park's earliest period is the cemetery associated with the Mount Zion Baptist Church (10200 Old Georgetown Road, #30/18). This burial site was first used in 1864, two years after the congregation's original meeting house was built; the present Gothic Revival edifice was constructed in 1910.

By the time of publication of the 1879 Hopkins Map, the North Bethesda-Garrett Park area was still sparsely settled, but there was some concentration at the community of Montrose, where the Georgetown Road and Rockville Pike intersected. The only remnant of that settlement is the two-room Montrose School (#30/2) of 1909 on Randolph Road east of Rockville Pike.

A significant addition to the area's transportation modes in the 19th century was the Metropolitan Branch of the Baltimore and Ohio Railroad. This rail line had begun operation in 1873 and extended through Montgomery County from the southeast to northwest. New settlements grew up along the railroad throughout the County.

The community of Garrett Park (#30/13) provides an important example of the new railroad suburbs. Washington attorney Henry Copp formed the Metropolitan Investment and Building Company of Montgomery County in 1886 and purchased 500 acres for development on both sides of the tracks. The next year, the first area was subdivided and the suburb was named after B & O President Robert W. Garrett. Winding streets were laid out and given English names.

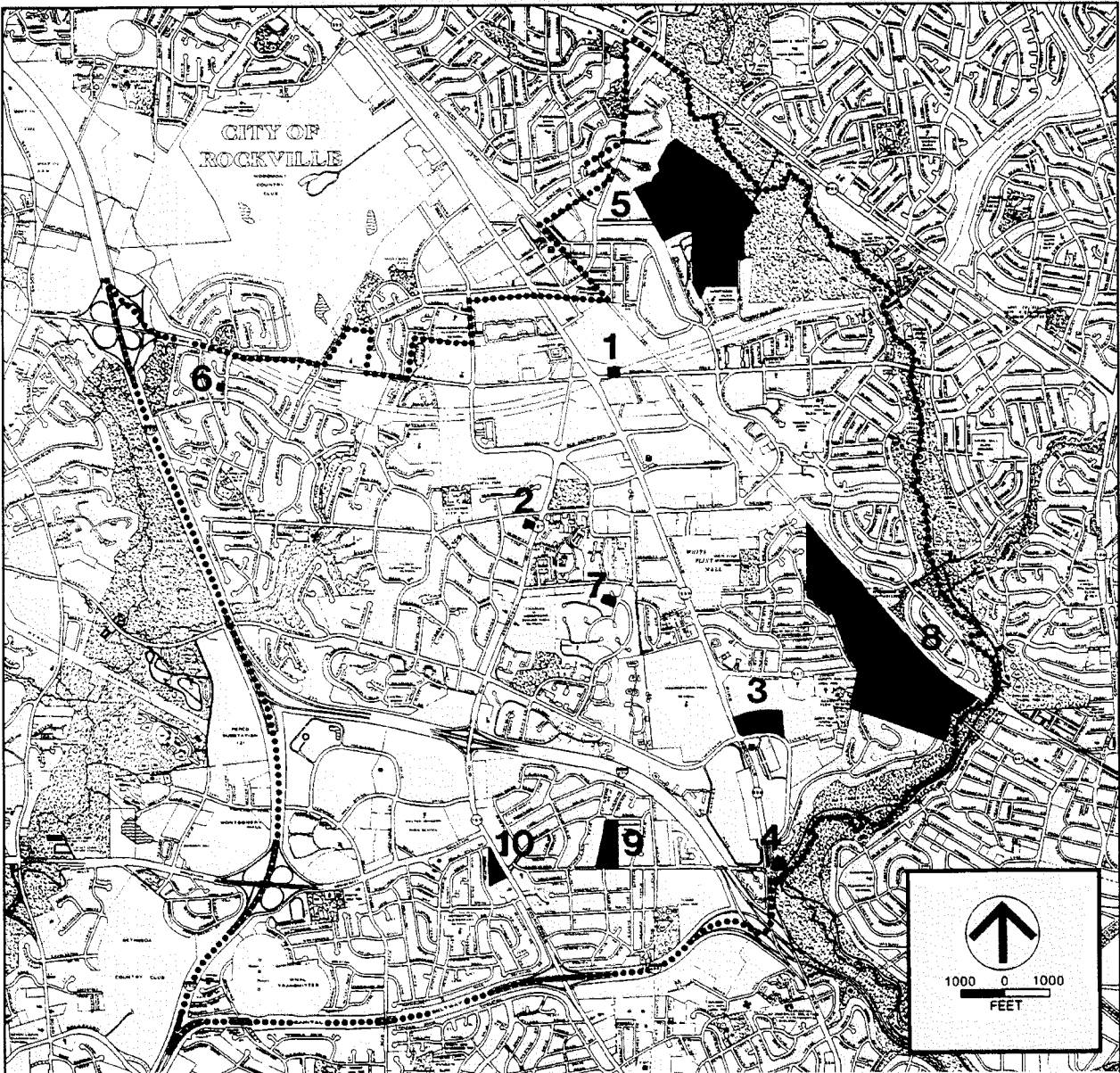


Large wood frame houses were built in the picturesque Victorian styles of the period, and landscaping suggestions were made by Professor William Saunders (responsible for Baltimore's Clifton Park and Philadelphia's Fairmount and Hunting Parks). Road access was also available to Garrett Park, via the Rockville-Georgetown Pike and a county road running from the Pike east to Kensington.

As the automobile increased commuting ranges during the early 20th century, numerous wealthy Washingtonians built large estates along Rockville Pike, often in variations of Classical and Colonial Revival designs. Several of the area's historic resources are from this period. The Arnolda Estate (#30/16, now the Bethesda Health Center) was built around 1912; however, extensive contemporary buildings now surround the original house. Parklawn Cemetery encompasses the original Wilkins Estate (#30/1), designed c.1917 by architect John Russell Pope and associated with John F. Wilkins, once publisher of the *Washington Post*.

Also from this period is Timberlawn (#30/11), believed to have been built in the 1920s by John Joy Edson, treasurer of the *National Geographic*, and home in more recent years of Sargent and Eunice Kennedy Shriver. Designed in the Classical Revival format, the Strathmore Hall Arts Center (#30/12), was built in 1902 for Captain and Mrs. James Oyster. In 1914, the home was purchased and extensively renovated by Charles Israel Corby, who was prominent in the baking industry.

Montgomery County's post World War II boom characterizes much of the North Bethesda-Garrett Park community. Nonetheless, this Planning Area retains a wide range of significant historic resources—from log cabins to the late 19th century railroad community of Garrett Park to wealthy estates of the early 20th century—which mirror the growth and development of the County as a whole.



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| 1. Montrose School (Atlas #30/2) | 6. Smokehouse (Atlas #30/4) |
| 2. Uncle Tom's Cabin/Riley House (Atlas #30/6) | 7. Timberlawn (Atlas #30/11) |
| 3. Corby Estate/Strathmore Hall (Atlas #30/12) | 8. Garrett Park Historic District (Atlas #30/13) |
| 4. Linden Oak (Atlas #30/14) | 9. Arnolda Estate (Atlas #30/16) |
| 5. Wilkins Estate (Atlas #30/1) | 10. Mt. Zion Church and Cemetery (Atlas #30/18) |



6.3 RESOURCES DESIGNATED ON THE MASTER PLAN FOR HISTORIC PRESERVATION

NAME: MONTROSE SCHOOL (ATLAS #30/2)

ADDRESS: 5721 Randolph Road

HISTORY/DESCRIPTION: Built in 1909, this two-room frame structure covered with pebble dash is a vestige of the communities of Montrose and Randolph and is illustrative of early rural educational buildings. It is the best preserved of the few remaining schools of this type, which replaced the one-room school house as the need developed for more space to serve the growing communities. With later additions of brick and cinder block, the building was used as a community school through 1960, and continued in school system use until 1970.

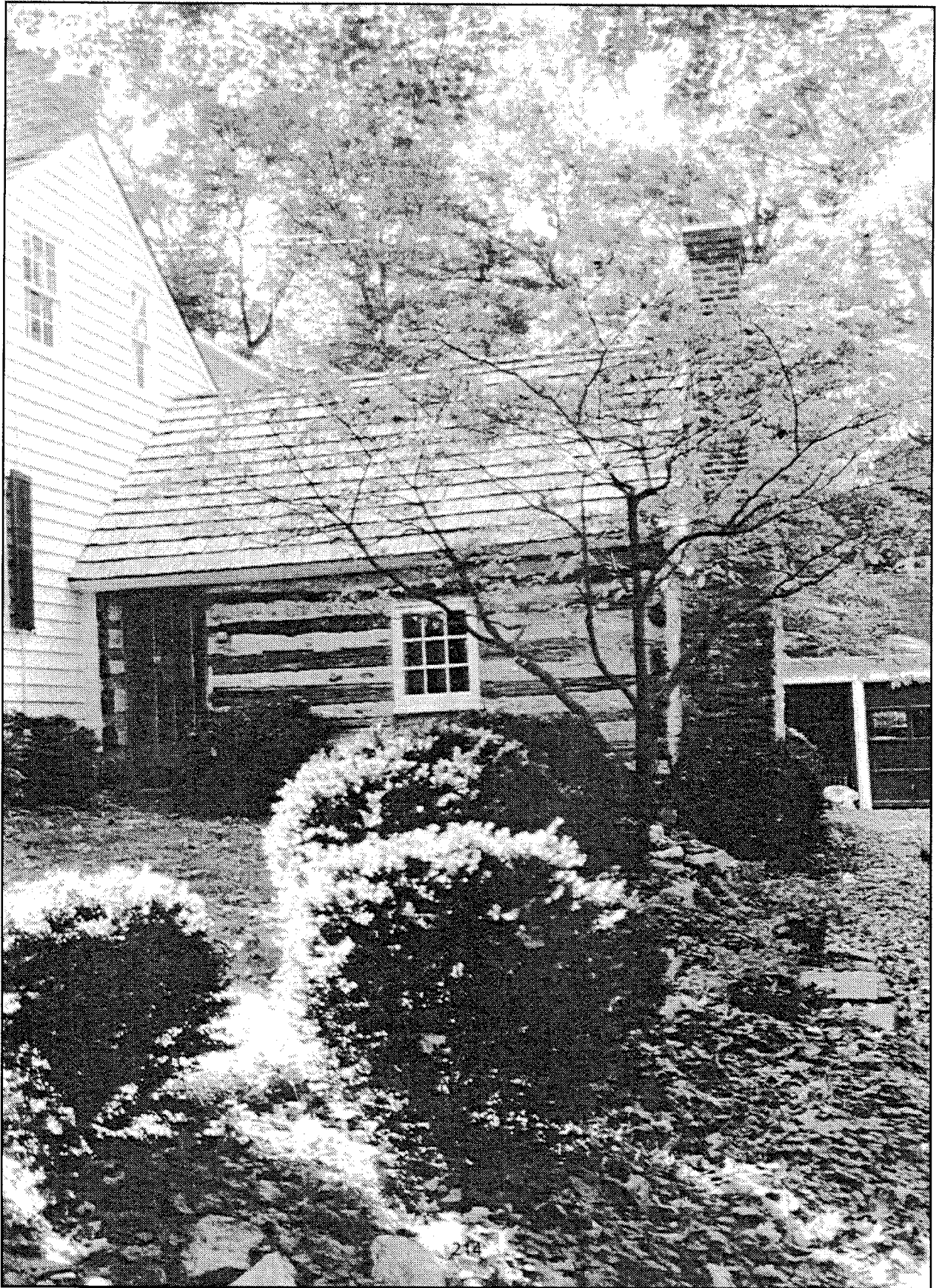
In 1979, Peerless Rockville Historic Preservation Ltd. purchased the Montrose School structure. Peerless Rockville raised money to rehabilitate the abandoned building, successfully nominating it for placement on the National Register of Historic Places, negotiated a lease with the State Highway Administration, and located a sympathetic tenant. Cash donations to renovate the Montrose School were supplemented by hundreds of workhours from volunteers, former students, and community organizations. Through these public and private efforts, with limited financial resources, this endangered piece of local history has been successfully restored and sympathetically reused.

CURRENT USE: Land owned by State of Maryland; structure owned by Peerless Rockville Historic Preservation Ltd., and used as the offices of History Associates Incorporated.

PLANNING ISSUES: The Montrose School, with its friendly scale and mature trees, is a green oasis for drivers, pedestrians, and wildlife. In the future, it may be appropriate to integrate the Montrose School into an open space or greenway plan. It may also be appropriate to continue its current desirable and viable commercial use. In either case, all efforts must be made to retain the structure in its present location, with an acceptable setting, even as future development occurs around it. In particular, it is important to note that the school's setting would be severely compromised by a grade separated interchange at Rockville Pike and Randolph Road and/or by use of the Montrose Parkway reservation for transportation purposes. Thus, concerted efforts must be made in the planning and design of proposed public projects to mitigate negative impacts on the resource. All appropriate parties, including the County Historic Preservation Commission and the Maryland Historic Trust—as well as the owner and the community—should be consulted on projects that may affect the Montrose School.

STATUS: On Master Plan for Historic Preservation and on National Register of Historic Places.

ENVIRONMENTAL SETTING: Entire parcel (one acre).



NAME: UNCLE TOM'S CABIN/RILEY HOUSE (ATLAS #30/6)

ADDRESS: 11420 Old Georgetown Road

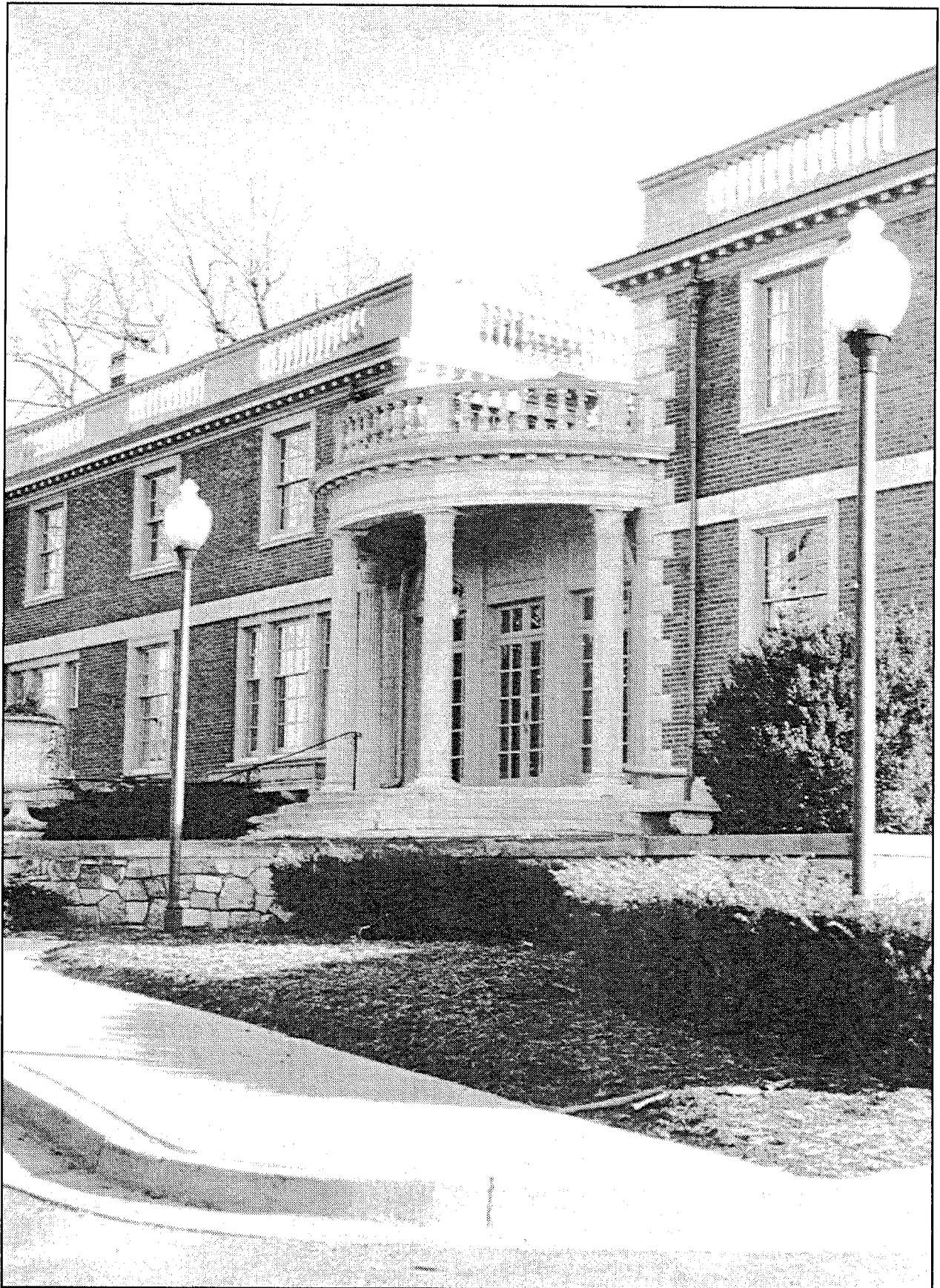
HISTORY/DESCRIPTION: A late 18th century farmhouse which was built in several stages: a 1 1/2-story log cabin, a 1 1/2-story frame section, and a recent addition. The log cabin kitchen is associated with Josiah Henson, Harriet Beecher Stowe's "Uncle Tom," who lived on the Riley plantation for 30 years as a slave. Henson's memoirs contain descriptions of slave life in Montgomery County at a time when the agricultural economy was in decline, before the introduction of an effective fertilizer (Peruvian guano) to restore the tobacco-worn soil. Henson escaped slavery around 1828, eventually establishing a colony for fugitive slaves in Canada and becoming prominent in the abolitionist movement.

CURRENT USE: Private home.

PLANNING ISSUES: The house faces Old Georgetown Road and though it is set back from and below the road level, it is affected by traffic noise. The setting would be severely compromised by further widening of the road. Evergreen screening of the parking lot at the adjacent synagogue would be desirable.

STATUS: On Master Plan for Historic Preservation.

ENVIRONMENTAL SETTING: Entire parcel (1 acre).



NAME: CORBY ESTATE/STRATHMORE HALL (ATLAS #30/12)

ADDRESS: 10801 Rockville Pike

HISTORY/DESCRIPTION: This large, Classical Revival mansion was built circa 1902 and was extensively renovated in 1914. It is reflective of the 20th century “Great Estate” era in Montgomery County. It is also significant as the home of Charles Corby, who helped modernize the baking industry. Built of brick, the Corby mansion has a semicircular stone portico on the north or entrance side, flanked on either side by identical blocks three-bays wide, and a two-story portico with pediment on the south side. The interior includes oak paneling and parquet flooring, classical cornices, carved stone and wood fireplaces, French doors, and a two-story music room. Commanding the hill on which it sits, the mansion is a local landmark, especially when viewed from the north. The Metro excavation came within twelve feet of the structure’s western wall, and subsequent planting partially screens the southern view of the building from the Pike.

CURRENT USE: Strathmore Hall Arts Center; owned by Montgomery County, operated by Strathmore Hall Foundation.

PLANNING ISSUES: The proposed transitway connecting Grosvenor Metro to Montgomery Mall, while providing additional transit access to the arts center, could have a major visual impact on southern views to and from the mansion. Preservation of the maximum amount of open space at Strathmore Hall, Georgetown Prep and Holy Cross is a major objective of this plan; careful coordination is needed with plans for expansion of the Strathmore Hall site into a cultural campus.

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STATUS: On Master Plan for Historic Preservation.

ENVIRONMENTAL SETTING: Entire parcel (11 acres).



NAME: LINDEN OAK (ATLAS #30/14)

ADDRESS: Rock Creek Park - Beach Drive at Rockville Pike

HISTORY/DESCRIPTION: Over 270 years old, this 95-foot high white oak (*quercus alba*) with a five-foot diameter trunk and 132 foot crown is the largest in Montgomery County and the fourth largest in the State of Maryland. It was declared a Maryland Bicentennial Tree in 1976. From its days as a young sapling in the 1720s to the mature tree of the 1990's, this grand oak has grown and changed with the seasons along with the surrounding countryside. Judging by its open spreading shape, the oak probably stood on the edge of the wooded Rock Creek valley to the east; the cleared land to the west remained farmland for nearly two hundred years. With the "Great Estate" era of the 1920's, the open land north of the tree became the grounds of the Corby mansion and the Georgetown Preparatory School, which moved out from Georgetown in 1919. The oak survived the transformation of the surrounding countryside into increasingly urban suburbs in the post World War II era, with high rise apartments springing up across the Pike to the west and garden apartments to the east. It has witnessed the transportation changes that have fueled this expansion: construction of the Rockville Turnpike from the District of Columbia to Frederick in the 1820's within a few feet of the tree, the railroad a mile away, in the 1870's, and the sleek Metro tracks fifty feet from the tree a century later (the tracks were realigned to avoid the tree).

CURRENT USE: Not applicable.

PLANNING ISSUES: Recent additions of signs and traffic lights have an impact on views of the tree.

STATUS: On Master Plan for Historic Preservation.

ENVIRONMENTAL SETTING: Entire parcel (13.7 acres).

6.4 RESOURCES EVALUATED FOR MASTER PLAN DESIGNATION

NAME: WILKINS ESTATE (ATLAS #30/1)

ADDRESS: 12800 Veirs Mill Road

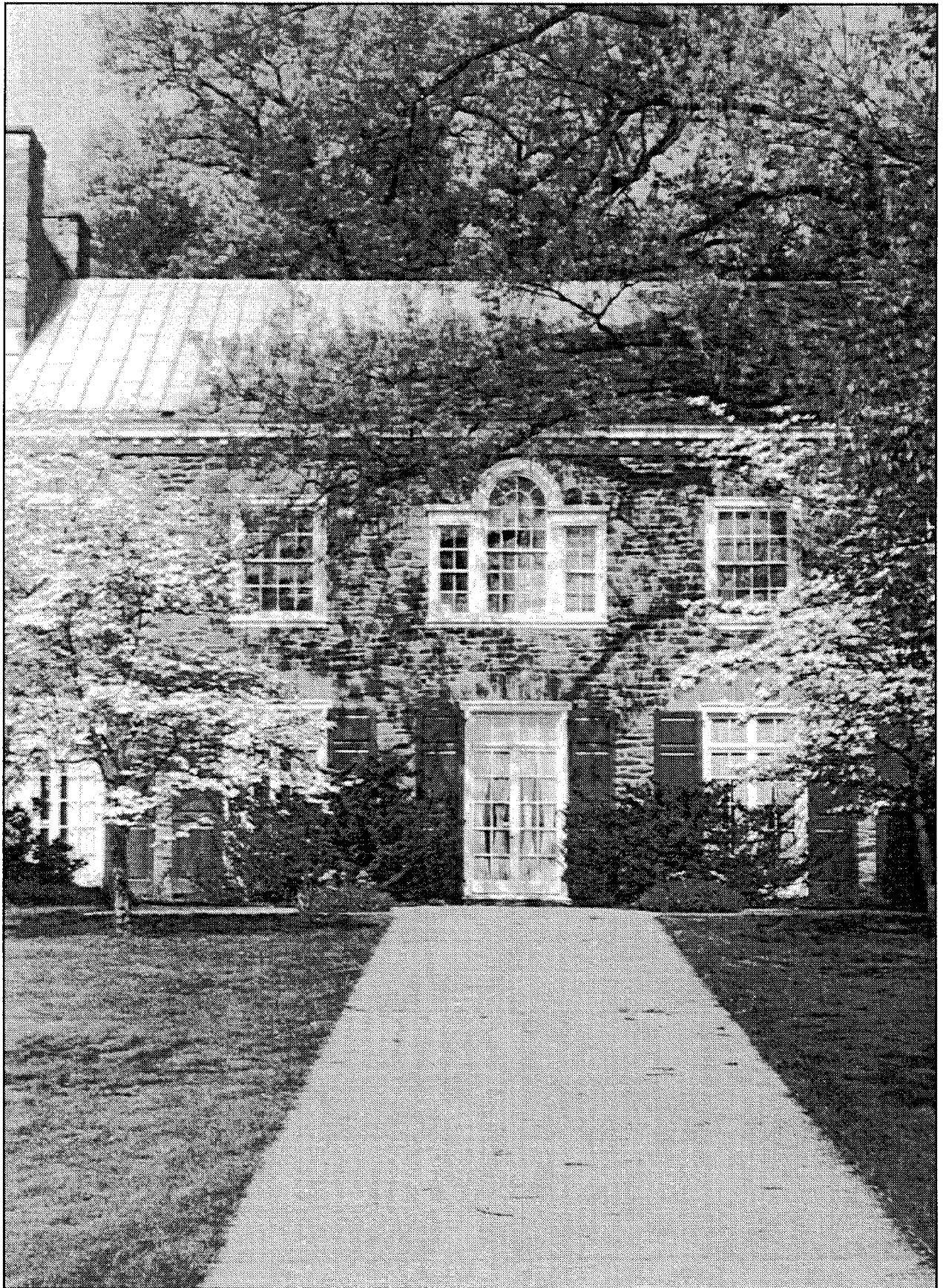
HISTORY/DESCRIPTION: This two-story Classical Revival house with twin chimneys was built circa 1917 for the Wilkins family, out of stone quarried on the property. It was designed by John Russell Pope and is a fine example of early 20th century "Great Estate" architecture. John F. Wilkins, publisher of the *Washington Post*, apparently lived at the estate, called Norwood, in summers and in Washington D.C. in winter. A servants' quarters (1925) still stands near the main house, but the gate house, on the corner of Rockville Pike and Randolph Road, was torn down in 1976. Surrounding the house are several large mature trees and the remnants of a formal garden; the vista from the mansion to the south has been altered by the addition of several large mausolea.

CURRENT USE: Offices of Parklawn Cemetery Corporation.

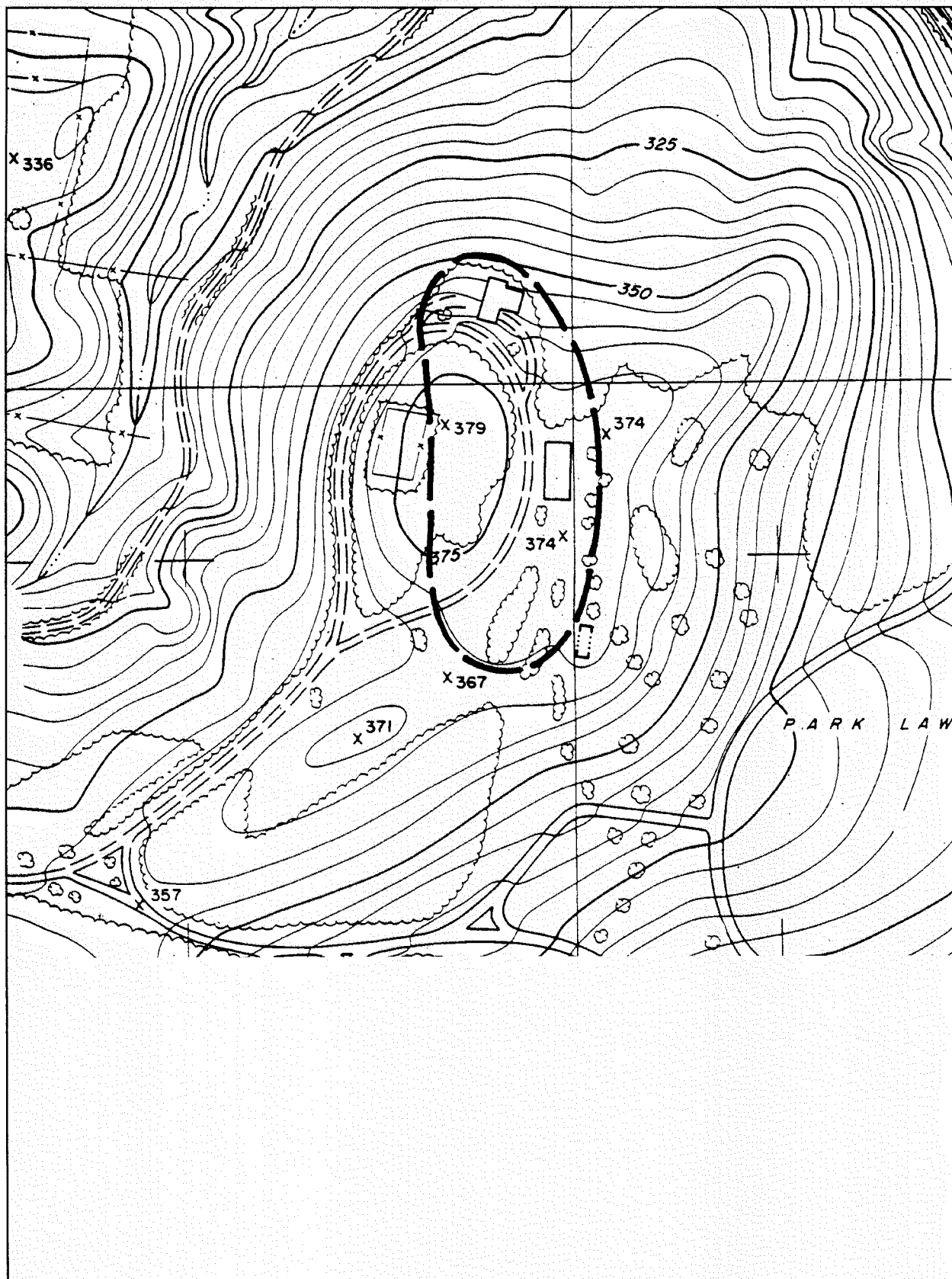
PLANNING ISSUES: The grounds of the former estate, which abut Rock Creek Park on the east and are now a cemetery, are an important open space resource. Views of the Parklawn Building and its parking lot are intrusive; these views could be mitigated by evergreen planting. This Plan recommends that the extension of Aspen Hill Road, shown on the 1970 Master Plan, be deleted.

PLAN RECOMMENDATION: On Locational Atlas and recommended for designation on the Master Plan.

ENVIRONMENTAL SETTING: The recommended environmental setting includes the main house, the carriage house/servants quarters, gardens surrounding the main house, and a portion of the circular drive. It specifically excludes the 20th century mausolea at the rear of the main house. (See Figure 71.) It is not the intent of this designation or of the environmental setting to preclude additional burial sites (which would not require review through the Historic Area Work Permit process). In addition, it is not the intent of this designation to preclude the construction of additional structures - including mausolea, additions to existing structures, or creation of new parking areas - provided that appropriate Historic Area Work Permits are obtained for new construction and addition projects. In the event of new construction, additions, or creation of parking areas, special attention must be given to preserving the mature trees and wooded setting that currently surround the main house and the carriage house/servants quarters. In the event of addition to the main house, care should be given to preserving a portion of the existing formal gardens. All new construction should be designed to be compatible with the existing historic buildings, although the new work does not need to replicate the historic architectural styles. New construction within the environmental setting should also be screened and/or accented with plantings so as to preserve, as much as possible, the wooded ambiance of the setting.



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NAME: SMOKEHOUSE (ATLAS #30/4)

ADDRESS: 12012 Old Bridge Road

HISTORY/DESCRIPTION: Possibly built in the late 18th century, this hand-hewn log smokehouse has been researched and restored by the current owner. It may be the last remnant of an early plantation or estate - possibly the Magruder or Riley plantation.

CURRENT USE: The smokehouse sits in the rear yard of a modern house in the Old Farm subdivision.

PLANNING ISSUES: None

PLAN RECOMMENDATION: On Locational Atlas and recommended for designation on the Master Plan.

ENVIRONMENTAL SETTING: Entire parcel, excluding existing 20th century house.



NAME: TIMBERLAWN (ATLAS #30/11)

ADDRESS: 5700 Sugarbush Lane

HISTORY/DESCRIPTION: An example of early 20th century “Great Estate” architecture, this mansion was built in the 1920s by John Joy Edson, treasurer of the National Geographic for thirty-two years. In the 1940s and 50s it was the estate of G. Calvert Bowie and then became the home of R. Sargent and Eunice Kennedy Shriver; he was former Ambassador to France and Director of the Peace Corps from 1961-1966 in the Kennedy and Johnson administrations. During their tenancy, the grounds included game and bath houses, guest cottages, swimming pool, golf course and touch football field, and served as the site of many political functions. The wooded, park-like setting gave way to a subdivision of single-family homes when the Corby family, owners of the property, sold it in 1978.

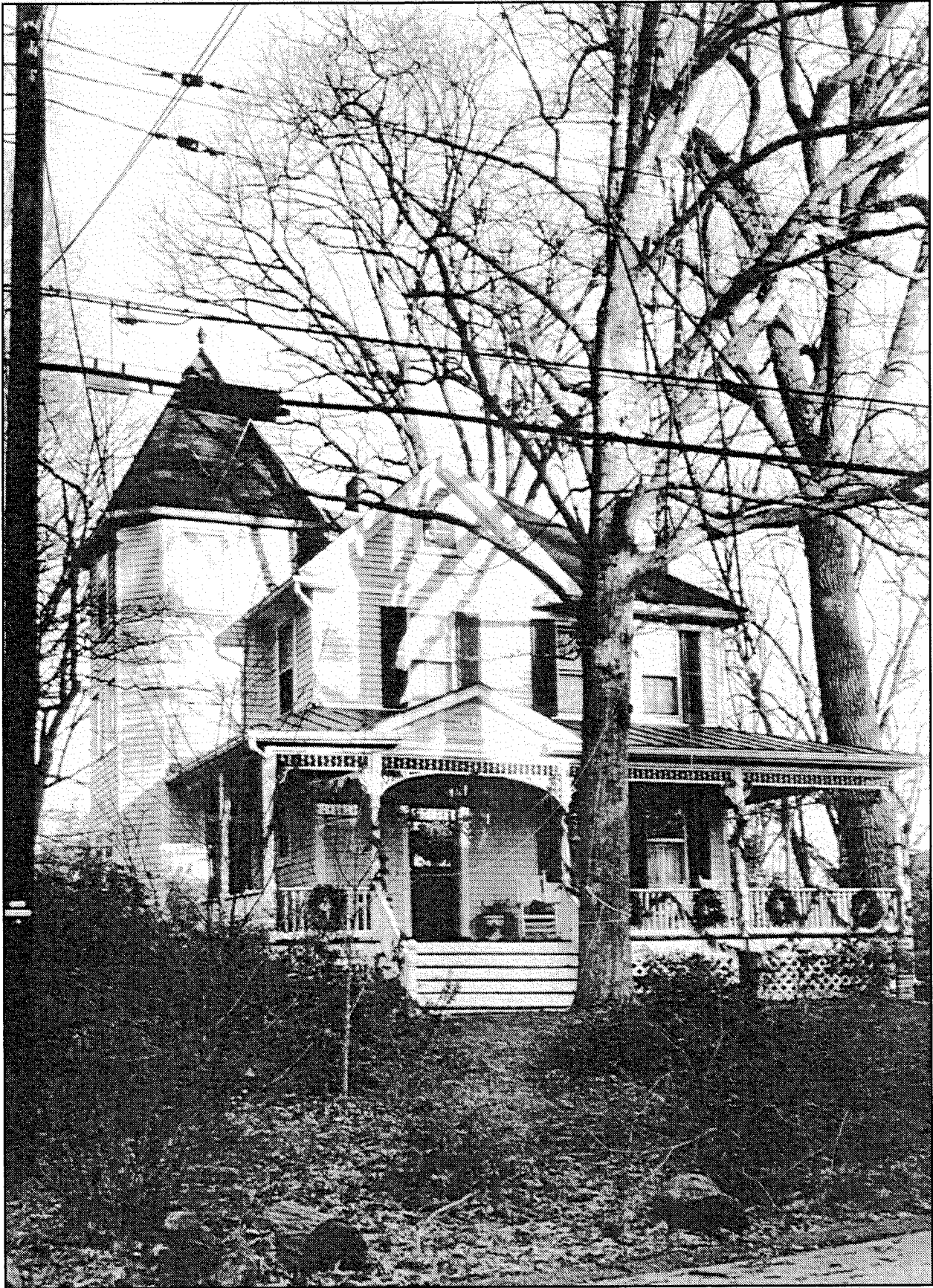
CURRENT USE: Private home.

PLANNING ISSUES: In addition to the subdivision of the property, development of the Christ Child property to the north and possible development on Edson Lane to the north-east makes the setting increasingly suburban. The former trolley right-of-way is part of the bikeway/greenway system.

PLAN RECOMMENDATION: On Locational Atlas but not recommended for designation on the Master Plan - remove from Atlas.

ENVIRONMENTAL SETTING: Not applicable.







NAME: GARRETT PARK HISTORIC DISTRICT (ATLAS #30/13)

ADDRESS: Multiple

HISTORY/DESCRIPTION: Garrett Park is one of the County's earliest and most significant railroad communities. Named after Robert Garrett, founder of the B&O Railroad and built on 154 acres of the original 500 purchased by Henry Copp in 1886, the community reflects nearly a century of diverse architectural styles. These include a good number of Victorian (primarily Queen Anne style) structures, "Chevy" houses from the 1920's (so named because of the optional garage and Chevrolet), Sears "mail order" houses from the 1930's, post-World War II Techbilt structures, and contemporary homes with Frank Lloyd Wright influences that were designed by Howard University professor Alexander Richter. The varied styles and building setbacks are unified by an original landscape plan that was directly influenced by horticulturist William Saunders. On both the meandering streets following the topography north of Strathmore and on the grid streets to the south there are dense shade trees and flowering trees and shrubs. These mature plantings and the varied species which typify Saunders' arboretum concept distinguish Garrett Park from the more homogeneous subdivisions nearby. The incorporated town has its own mayor and council, who meet in the town hall (an adapted 1897 church); residents nurture a strong sense of community through encounters at the post office in the single commercial building next to the railroad tracks and through participation in many community activities.

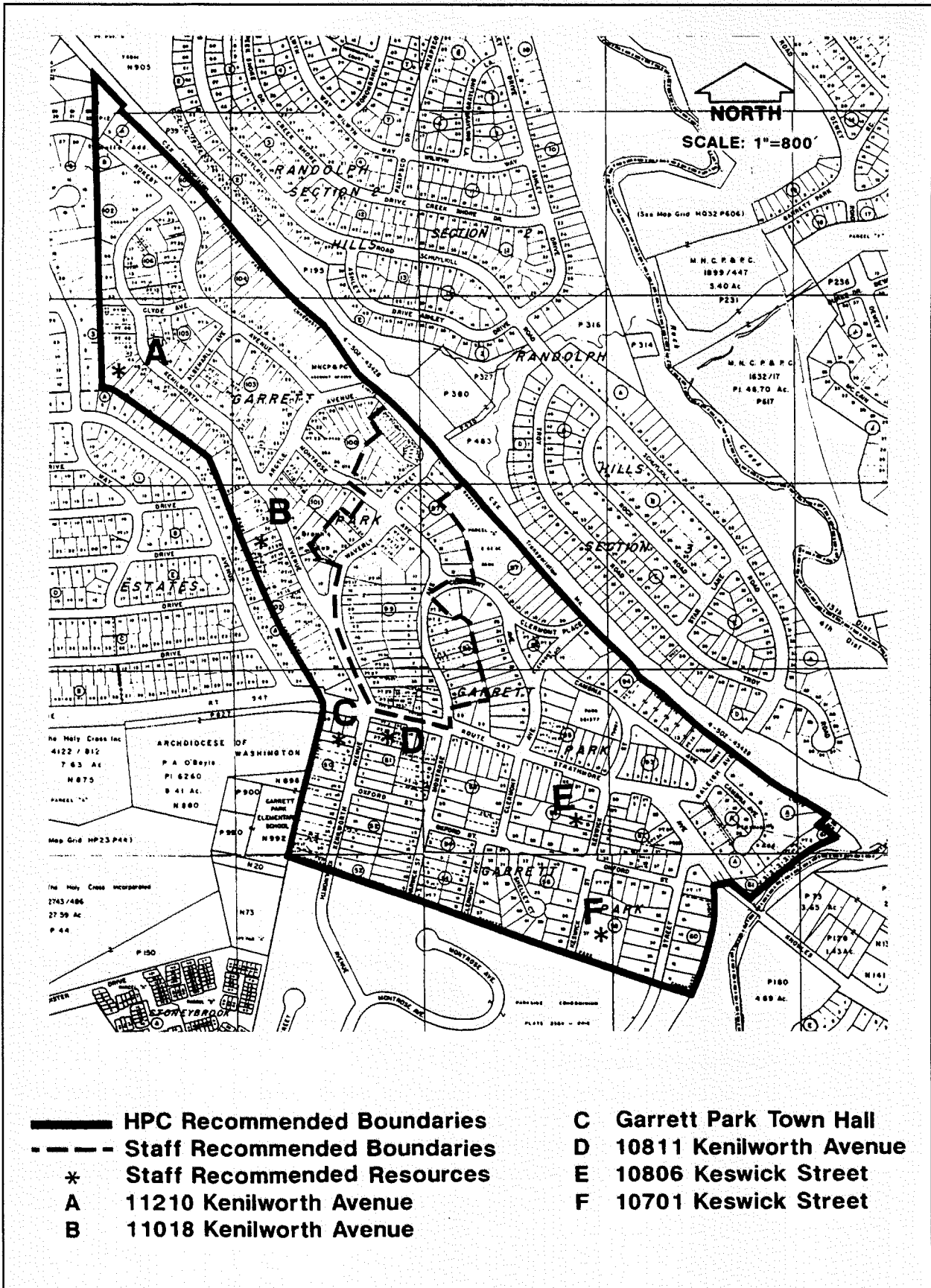
CURRENT USE: Residential community.

PLANNING ISSUES: One of the unique and significant features of Garrett Park is its strong sense of community and its autonomous identity. Because of these qualities, it is essential that provisions for including the elected officials and all residents of the Town of Garrett Park in the historic preservation process and in decisions relating to preservation issues be given high priority.

The Town of Garrett Park is currently within the Regional District and, thus, falls under County planning and zoning jurisdiction. Since historic designation in Montgomery County is a planning process, the creation of a locally-designated historic district in Garrett Park must be accomplished through amending the Master Plan for Historic Preservation. The administration of all designated historic sites within the Regional District in Montgomery County is governed by the County's Historic Preservation Ordinance, Chapter 24A of the County Code. Although the County's involvement, as described above, is legally mandated, the Town of Garrett Park must also be actively and significantly involved in all preservation issues within the community.

A recommendation outside the historic preservation process that is being made for Garrett Park is the creation of an overlay zone, which would preserve the Town's unique park-like setting by retaining open space around new or expanded houses and would encourage housing of a size that would maintain both diversity within the Town as a whole and compatibility with neighboring houses. A full discussion of this overlay zone recommendation is included in the Land Use and Zoning Plan section of this Plan.

Another planning issue to be noted is Strathmore Avenue. This road is one of the few east-west connectors through the planning area and carries increasing volumes of traffic. However, widening



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|---|----------------------------------|
| ———— HPC Recommended Boundaries | C Garrett Park Town Hall |
| - - - - Staff Recommended Boundaries | D 10811 Kenilworth Avenue |
| * Staff Recommended Resources | E 10806 Keswick Street |
| A 11210 Kenilworth Avenue | F 10701 Keswick Street |
| B 11018 Kenilworth Avenue | |



would have a major negative impact on the Garrett Park National Register Historic District and would physically divide the community. This Plan does not recommend widening of Strathmore Avenue.

PLAN RECOMMENDATION: Designate as a historic district, the portion of the Town of Garrett Park generally bounded by the railroad tracks on the north, Strathmore Avenue on the south, Waverly Avenue to the west, and Montrose Avenue to the east and more specifically delineated on Figure 67. Also designate the following six individual resources:

10701 Keswick Street

Built in 1894, the house is a transitional design, late Victorian and early Colonial Revival in its character. It was built by Owen K. and E. V. Truitt and was later owned by architect Alexander Richter. Richter was responsible for subdividing the farm; the new area along Weymouth Street is known as "Richterville." Richter designed several homes in this subdivision early in the 1950's.

10806 Keswick Street

The Queen Anne/Shingle Style design of this house has been well preserved since its construction c. 1892. The original owner was Garrett Park Town Council member Eppa P. Norris, who served on the Council from 1902-1905; later it was the home of David Bissett (Town Council, 1906-1912, 1919-1921).

Garrett Park Town Hall

This structure was originally the St. James Episcopal Chapel, built in 1897. Its construction was funded by subscription by Town residents and from the beginning served more than one religious denomination. The building was purchased by the Town and has served continuously through its history as a community meeting place.

10811 Kenilworth Avenue

This house is an excellent Montgomery County example of Stick Style residential design, constructed around 1894. It was the home of W. Scott Macgill who was Mayor of Garrett Park from 1920-1924.

11018 Kenilworth Avenue

Built by 1892, this was the home of Eugene Brady, who was Mayor of Garrett Park from 1898-1902. The structure is also significant as one of Garrett Park's most intact late 19th century suburban dwellings, distinguished by its fine Italianate and Queen Anne architectural detailing.

11210 Kenilworth Avenue

Garrett Park's first telephone was located here, and this was the home of H. Hollerith, inventor of the Hollerith code/key punch system. This system was used for the U.S. Census in 1890 and 1900. In addition to its historic associations, the house is an excellent, well-preserved example of the Queen Anne style design, in fashion at the time of Garrett Park's beginnings. This house was built in 1897.

6.5 HISTORIC DISTRICT DATA

Data was collected on the date of construction for each building, noting structures from the late 19th century, early 20th century, mid-20th century, and late 20th century (those less than 50 years old). Buildings which were outstanding from an architectural or historic perspective, regardless of their specific construction date, were then noted.

Using this information, buildings were placed in categories identical to those approved for the Takoma Park Historic District:

Outstanding Resource: A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details, and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

Contributing Resource: A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

Non-Contributing or out-of-period resource: A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape, but is out of the district's primary historical and architectural context.

Under these categories, the forty structures in the Garrett Park Historic District that the Council approved are identified as follows:

<u>ADDRESS</u>	<u>DATE</u>	<u>CATEGORY</u>
10903 Kenilworth	1926	Outstanding
10909 Kenilworth	1891	Outstanding
10911 Kenilworth	1964	Non-Contributing/Out-of-Period
10913 Kenilworth	1964	Non-Contributing/Out-of-Period
10915 Kenilworth	1964	Non-Contributing/Out-of-Period
10925 Kenilworth	1892	Outstanding
10904 Montrose	1963	Non-Contributing/Out-of-Period
10905 Montrose	1925	Contributing



(cont'd)

<u>ADDRESS</u>	<u>DATE</u>	<u>CATEGORY</u>
10909 Montrose	1925	Outstanding
10910 Montrose	1928	Outstanding
10912 Montrose	1927	Outstanding
10914 Montrose	1990	Non-Contributing/Out-of-Period
10915 Montrose	1925	Contributing
10918 Montrose	1936	Contributing
10919 Montrose	1925	Contributing
10922 Montrose	1908	Outstanding
10923 Montrose	1892	Outstanding
10926 Montrose	1903	Contributing
10933 Montrose	1926	Contributing
10934 Montrose	1894	Contributing
10935 Montrose	1926	Contributing
10937 Montrose	1926	Outstanding
10938 Montrose	1952	Non-Contributing/Out-of-Period
10941 Montrose	1926	Contributing
11005 Montrose	1890's	Outstanding
— Rokeby	1930's	Contributing (train shed; moved here in 1980's)
11010 Rokeby	1926	Contributing
4705 Strathmore	1936	Outstanding
4709 Strathmore	1926	Contributing
4600 Waverly	1894	Outstanding
4601 Waverly	1922	Contributing
4605 Waverly	1911	Contributing
4609 Waverly	1892	Outstanding
4700 Waverly	1962	Non-Contributing/Out-of-Period
4701 Waverly	1890	Outstanding
4702 Waverly	1890	Outstanding
4709 Waverly	1972	Non-Contributing/Out-of-Period
4710 Waverly	1889	Outstanding
4711 Waverly	1889	Outstanding
4716 Waverly	1892	Outstanding

The categorizations as shown above would result in 45 percent Outstanding resources in the Garrett Park Historic District, 35 percent Contributing resources, and 20 percent Non-Contributing/Out-of-Period.

The six individual historic sites in Garrett Park are not included in this list. They are each designated on the Master Plan for Historic Preservation as individual landmarks and have a high level of review, as is appropriate with an individually-designated site.

This Plan recommends the future development, in conjunction with the citizens of Garrett Park, of specific Historic Preservation Review Guidelines (similar to those developed for Takoma Park).

ENVIRONMENTAL SETTING: See Figure 67 for delineation of the district/individual sites in the Town of Garrett Park.



NAME: ARNOLDA ESTATE (ATLAS #30/16)

ADDRESS: 5721 Grosvenor Lane

HISTORY/DESCRIPTION: Possibly built in 1912 by the Edwin Luther Wilson family, this two-story Colonial Revival stone farmhouse with slate roof is an example of “Great Estate” architecture that was prevalent in Montgomery County in the early part of the 20th century. The house has had a series of owners, and has been owned since 1969 by the Grosvenor Partnership. The setting of the house has been altered by the construction of a one-story corridor-plan health center complex around it.

CURRENT USE: Part of the Bethesda Health Center complex.

PLANNING ISSUES: Should the site no longer be used as a health center, future use of the property would have to be addressed. This Plan recommends retaining the existing R-90 zoning.

PLAN RECOMMENDATION: On Locational Atlas but not recommended for Master Plan designation - remove from Atlas.

ENVIRONMENTAL SETTING: Not applicable.



NAME: MT. ZION CHURCH AND CEMETERY (ATLAS #30/18)

ADDRESS: 10200 Old Georgetown Road

HISTORY/DESCRIPTION: This church on a hill above Old Georgetown Road was built in 1910 and remodeled in 1950. It houses one of the earliest Baptist congregations in the County. The cemetery associated with the church has been in continuous use since 1864, and contains plots of local families including the Magruders, Veirs, Beanes, Darcys and Rileys. The structure is covered in white pebble dash, with a brick addition. Known as The Church in the Wildwood, its name is reflected in the nearby late-20th century Wildwood Shopping Center and Wildwood Manor Subdivision.

CURRENT USE: Church and cemetery.

PLANNING ISSUES: The widening of Old Georgetown Road has altered the once rural setting of the church and resulted in a high retaining wall which would be visually improved with planting.

PLAN RECOMMENDATION: Designate only the Mt. Zion Cemetery on the Master Plan for Historic Preservation. Remove the Mt. Zion Church structure and other related buildings located on the site from the Locational Atlas.

ENVIRONMENTAL SETTING: Cemetery parcel only.



6.6 HISTORIC PRESERVATION DESIGNATION CRITERIA

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following **criteria**, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

1. **Historic and cultural significance:**

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

2. **Architectural and design significance:**

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

6.7 EFFECTS OF HISTORIC DESIGNATION

Once designated on the Master Plan for Historic Preservation, historic sites are subject to the protection of the Ordinance. Any **substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued** under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting may be reduced in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that, for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that an Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.