

**MEMORANDUM****TO:** Montgomery County Planning Board**VIA:** Jeff Zyontz, Division Chief, Countywide Planning Division
John Hench, Supervisor, Park Planning and Resource Analysis *John Hench***FROM:** Brenda Sandberg, Legacy Open Space Program Manager *BRS*
John Turgeon, Legacy Open Space Senior Planner *JT*
Gwen Wright, Historic Preservation Supervisor *GW***DATE:** February 7, 2002**RE:** Casey Property at Washington Grove**Recommended Action**

Staff recommends that the Planning Board approve part of the Casey Property at Washington Grove as a Class II site in the Heritage Resource category of the Legacy Open Space Functional Master Plan. Specifically, the open field along Ridge Road on the northwest side of the property immediately adjacent to the Town of Washington Grove, which is roughly 13 acres in size, contributes to the historic environmental setting of the Town and its rural character (see Attachment 1). Staff further recommends that the Department of Park and Planning work with the developer of that portion of the property to protect as much of this resource as possible through the development review process.

Introduction

Staff has completed an evaluation of the site known as the Casey Property at Washington Grove that is listed as a Class III site in Technical Appendix D of the Legacy Open Space Functional Master Plan. The evaluation of the Casey Property follows the process set forth in the Master Plan for conducting additional studies of Class III sites for the purpose of either designating them Class I or II Legacy sites or removing them from the Legacy program. According to the Legacy Open Space Functional Master Plan, that was approved by the County Council on July 24, 2001, a Class III site may be studied if development is

proposed on the site. The north portion of the property, zoned R-90, is currently under contract to Oxbridge Development and a preliminary plan of subdivision for that area has been submitted for Planning Board review (case 1-02022, Casey Property at Mill Creek). In addition, the south portion of the property, zoned I-1, is under contract to Crabbs Branch Village, LLC, for which they have filed a special exception petition to allow residential units (case S-2497, Shady Grove Village). Attachment 2 shows the zoning and location of the proposed developments on the subject property. This memorandum discusses how the property was judged against the criteria for selecting Legacy Open Space sites and makes a recommendation to the Planning Board for protecting the important resources on the property.

Background

The Casey Property at Washington Grove is made up of seven parcels totaling approximately 115 acres, all of which are owned by the Casey family. It is located along the easterly and southerly sides of Ridge Road adjacent to the Town of Washington Grove. Interstate Route 370 crosses the south portion of the property near the intersection with Shady Grove Road. Roughly 31 acres of the property adjacent to I-370 is located within the reservation area for the proposed right-of-way of the Inter-County Connector (ICC). Most of the property, 62 acres more or less, is zoned R-90, and approximately 53 acres is zoned I-1. The site is undeveloped and contains a mix of deciduous forest and meadows, as well as two streams and associated wetlands.

This property was nominated as an environmentally significant resource for inclusion in the Legacy Open Space program during the process of developing the Legacy Master Plan. An initial study of the site by staff in August of 2000 indicated that it potentially met the criteria to be included in the Legacy program under the Plan's natural resources protection category. Areas of good quality forest and wetlands were observed on the property, particularly toward its southern end adjacent to I-370 and within the ICC reservation area. The property also contains one of the headwaters for Mill Creek, a tributary of Rock Creek. Further, it is one of the few remaining large open spaces in this heavily developed section of the County between the cities of Rockville and Gaithersburg that also provides a natural buffer for the historic Town of Washington Grove. The property was listed in Technical Appendix D of the Master Plan as a Class III site pending additional study of its resources to determine whether it should be fully included in the Plan's land protection program as a Class I or II Legacy site.

In March of 2001 staff was informed by the mayor of Washington Grove and several residents of the Town – through letters to both the Planning Board Chairman and the President of the County Council – of the anticipated development proposal on the R-90 zoned portion of the Casey Property that fronts Ridge Road opposite the Town. Subsequently, a preliminary subdivision plan has been submitted for this area by Oxbridge Development, the current

version of which calls for 196 residential units on approximately 65 acres of land. Because the Town controls access to both sides of Ridge Road, the development plan proposes access to the site from the east via Amity Drive.

The mayor and residents expressed concern that the development would compromise the historic and rural character of the Town. They placed particular emphasis on preserving as open space the roughly 13-acre meadow that spans the area between Ridge Road and an existing hedgerow on the Casey Property and is across Ridge Road from single-family residences in the Town. They requested that staff initiate the additional study required to determine if the site could be protected through the Legacy program. In a letter dated March 7, 2001, staff agreed to conduct the study, and in May staff inspected the site along with the mayor and interested residents, focusing primarily on the R-90 zoned portion of the Casey Property where the Oxbridge Development subdivision plan is proposed. Additional meetings were held with representatives of Oxbridge Development, as well as natural resource, historic preservation, and archaeological staff to discuss options for protecting the property.

Issues

Natural Resources

The entire Casey Property was nominated for inclusion in the Legacy program for its natural resource significance. However, staff has determined that while the property contains some good quality forest and wetland areas they are not considered to have particular countywide or regional significance. Based on inspection of these areas by staff, no rare, threatened or endangered species were observed, nor do any records indicate that they exist on the property. Further, there are no unique or unusual terrestrial or aquatic habitats on the Casey Property. Staff observed some important environmental features within the area proposed for construction by Oxbridge Development such as a wetland, several specimen trees, and a rock outcropping. These resources should be protected through the development review process. The meadow along Ridge Road is not considered environmentally significant. In all, the property's natural resources were not considered to "rise above the rest" when compared to the environmentally significant sites listed in the Legacy Master Plan.

Heritage Resources

Although not the original basis for its nomination to the Legacy program, the Casey Property's significance as a historic resource emerged during the process of evaluating the site. Staff determined that part of the site could provide a valuable buffer to the significant heritage resource that is the Town of Washington Grove. The entire Town has been designated a National Register historic site (see Attachment 3 for the National Register of Historic Places Inventory nomination form for the Town). Specifically, the area of the meadow

along Ridge Road, if protected, would accomplish this objective. The meadow enhances the environmental setting of the heritage resource by maintaining the Town's rural character.

Other Legacy Resource Categories

The Casey Property is not considered critical to the protection of the Agricultural Reserve or the public water supply. Nor does it make up part of a "critical mass" of like resources that perform an important environmental function. The site was evaluated from the perspective of protecting the greenway connection between the Muddy Branch trail corridor and the upper Rock Creek corridor. However, the property's location is not considered suitable for achieving that connection. The trail connection can be achieved in part by utilizing existing street rights-of-way in the vicinity of the City of Gaithersburg and within the Town of Washington Grove. The property was not considered critical to increasing access to public open space in this area of the County. While the Casey Property is one of the few remaining large tracts of open space in this neighborhood, as a whole it was determined to be too large a parcel to be considered for protection under the urban open space category of the Legacy Plan.

Analysis of overall Legacy Criteria and specific Heritage Resource Factors

Staff's analysis of the Casey Property's significance in relation to the overall Legacy Criteria has determined that:

- The property has particular countywide and national significance in terms of its association with the Town of Washington Grove, a heritage resource of national import with exceptional architectural character and rural viewsapes.
- Because of its association with Washington Grove, the site contributes to the Legacy program's heritage theme of the Rail Community Cluster, of which the Town is part.
- If preserved as open space, the site would serve as a protective buffer of the significant heritage resource that is Washington Grove.

After further analysis of specific heritage resource factors as discussed in the Legacy Open Space Master Plan staff concludes that:

- The Casey Property helps define the historic rural setting of the Town of Washington Grove.
- The property, and especially the meadow along Ridge Road, serves as contextual open space for the Town by helping convey a sense of historic

time and place that would be diminished considerably if the site were developed.

- Preserving as much as possible of this open space would help to maintain the community's unique character.

Based on the above analysis, staff recommends the Planning Board designate the 13-acre Ridge Road meadow portion of the Casey Property at Washington Grove a Class II Legacy Open Space site under the Heritage Resources category of the Legacy Open Space Functional Master Plan.

Implications of Legacy Designation/Implementation Issues

As stated in the Legacy Master Plan, available funding and the process for setting priorities will serve to limit the number of properties in the program that are actually acquired or where easements are purchased. Additionally, reservation is not an available option for Class II Legacy sites. Given the fiscal constraints of the Legacy Open Space program, in addition to the number of higher priority heritage sites already listed in the Master Plan, if the staff recommendation for this property is approved by the Planning Board, it will be important to protect as much of the identified site as possible through the development review process as opposed to acquisition or easement purchase.










Therefore, staff suggests the following procedure to achieve protection of the Ridge Road meadow portion of the Casey Property:

- The preliminary plan submitted by the developer will proceed as scheduled through the Department's development review process;
- Staff will negotiate with the developer to achieve as much protection of the meadow portion of the site as possible, balancing varied site constraints as well as community and developer interests.

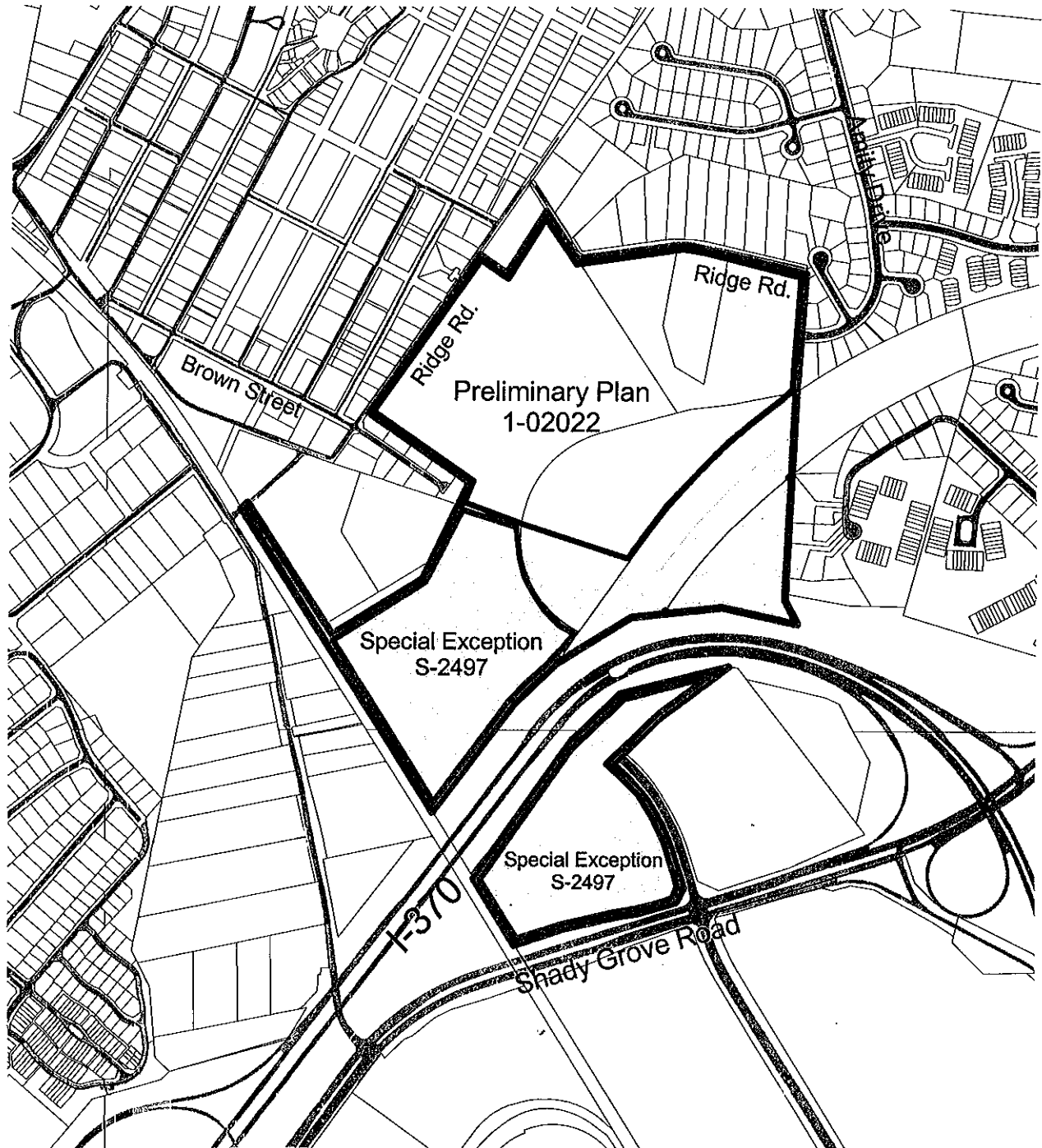
The current version of the Oxbridge Development plan proposes for the subject meadow a 150-foot wide strip of open space along Ridge Road to include a landscaped berm (see Attachment 4). Single-family detached residential lots and a small recreation area are proposed for the remaining area of the meadow.






Casey Property at Washington Grove



-  Proposed Legacy Open Space Site
-  Casey Property at Washington Grove
-  Buildings
-  Roads
-  Ponds
-  Streams
-  Property Lines
-  Woodlands
-  Open Land

Casey Property at Washington Grove Proposed Developments



-  Casey Property at Washington Grove
-  Property Lines
- Zoning Districts
 -  I-1
 -  R-90
-  Roads

200 0 200 400 600 800 1000 1200 Feet



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

M-21-5 ATTACHMENT 3

FOR NPS USE ONLY

JUN 5 1979

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Town of Washington Grove

2 LOCATION

STREET & NUMBER

CITY, TOWN

Washington Grove

VICINITY OF Gaithersburg

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT
Eighth

STATE

Maryland

CODE
24

COUNTY
Montgomery

CODE
031

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENC
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES, RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES, UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> OTHER Forest

4 OWNER OF PROPERTY

NAME

See attached list of names and address of owners of record.

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Land Records of Montgomery County

STREET & NUMBER

Montgomery County Courthouse

CITY, TOWN

Rockville

STATE
Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Washington Grove is an incorporated town in central Montgomery County contained within its own forest preserve, probably the only community in Maryland which has dedicated more of its lands to wilderness preservation than to urban development.

Founded over a century ago as a religious camp meeting ground, Washington Grove evolved into a summer retreat from the heat of Washington, D. C. and became a cultural stop on the Chautauqua Circuit. In its present incarnation it is a community of individualistic, largely Gothic Revival cottages, whose year-round residents are intent on guarding against encroachment from commercial, industrial, or residential developers.

Located on the Baltimore and Ohio Railroad between Gaithersburg and Rockville, this historic district occupies 200 acres or about 0.3 square miles. It is covered by a contemporary master plan, adopted by the Town of Washington Grove in 1975, conforming generally to a plan drawn up by its founding fathers in 1873. The master plan states this strong sense of purpose:

The great majority of citizens in this enclave are intent upon the preservation of the integrity of the Grove and thus a way of life to which the first citizens gave direction.

The Town is bounded by the City of Gaithersburg to the north, the railroad to the west, housing developments to the east, and expanding industrialization and prospective housing to the south. It lies within a mile of the proposed Shady Grove Metro Station, the northern terminus of the Washington subway system, and thus will be under even heavier developmental pressures during the 1980s and beyond.

Washington Grove today consists of 175 single-family dwellings, no apartment houses, and a population of about 700. There is no industry located or permitted within the Town. The only commercial activity is confined to a small shopping center of four stores at the northwest corner. The Town is served by its own second class post office located across the B & O Railroad tracks in Hershey's Restaurant building. Housing occupies about 85 acres, parks within the Town cover 23 acres, and the forest reserves around the Town comprise the remaining 92 acres. The division in Town land use is 57.5 per cent undeveloped forest and parkland and 42.5 per cent urban development. The largest of the four parks within the Town extends nearly the length of the residential community. It contains tennis, basketball, baseball, picnic, and playground facilities and a gazebo which serves as a bandstand for concerts.

The woodlands are divided into two tracts: the East Woods of 45 acres and the Lake Woods to the north and west of 47 acres. Within the Lake Woods is a man-made spring-fed lake, known as Maple Lake, which is used as the Town's swimming facility. There are walking trails in both woods and firebreaks in the East Woods. Otherwise, the Town's forests have been left in their natural state for over thirty years, and they will be preserved permanently in this fashion, according to a forest policy adopted by the Town in 1972 when the issue of harvesting timber was raised and rejected. In adopting its forest preservation policy, the Town cited the description of Washington Grove by a former mayor and poet laureate, Irving L. McCathran:

SEE CONTINUATION SHEET #1.

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INVENTORY -- NOMINATION FORM



Washington Grove
Montgomery County

CONTINUATION SHEET Maryland ITEM NUMBER 7 PAGE 1

(DESCRIPTION, continued)

It is a town within a forest, an oasis of tranquility and a rustic jewel in the diadem of the great Free State of Maryland.

It was this forest that attracted Washington Grove's early settlers, led by a group of Methodist clergy from Washington who were seeking a camp meeting ground for summer preaching missions. In 1873, the year the B & O opened its Metropolitan Branch Line which passes this area, the Methodists purchased 268 acres from Nathan and Elizabeth Cook, chosen for its beautiful groves, springs, elevation, and good drainage. Forming the Washington Grove Camp Meeting Association, chartered by the Maryland Legislature on March 30, 1874 and approved by Governor James B. Groome, they sold 1,000 shares at \$20 per share to eligible Methodists. One share entitled the owner to a tent site and five shares to a cottage site. Cottage sites, 50 x 150 feet, became the standard building lot for most of today's Washington Grove houses.

The camp ground was laid out with six avenues radiating from a circle, appropriately named the "Sacred Circle." Within this circle, the founders built a wooden Tabernacle, 48 x 70 feet, surrounded by wooden benches for two-week meetings held during July and August. Some 250 tents were erected along the avenues leading to the circle during that first summer. The founders expected this tent village to last but a few weeks each summer, but the Grove proved to be such a salubrious environment compared to Washington's summer humidity, that many of the faithful came early or lingered long after the preaching ended. Wooden tents soon replaced the leaky canvas ones, many of them 14.5 feet wide by 24 feet long. A beam across the center held a curtain which divided the interior. A small porch was built on the front and a small tent attached to the rear. A number of the smaller houses in the Town today have evolved from this quaint beginning. Older residents refer to this design as "Early Methodist Architecture" a prominent feature of which is a sharply peaked roof pointed toward Heaven.

Early cottages had no street numbers but were identified by the names of their owners or by such pious designations as Faith, Hope, Charity, Service, and Equity. Others were called Peaceful Valley, Sunset, and Bide-a-wee. A few are still identified by such distinctive names as Little Acorns and Mulberry Cottage.

The transformation from a temporary tent village to one of wooden cottages was stimulated by the B & O, which shipped building materials free of charge in those early days. The railroad built a depot at Washington Grove and advertised "twenty trains per day at all hours of the day and night". The permanent cottage community then took shape along a more conventional grid of roads between the Circle and the railroad station, but with this unique feature: cottages were built facing pedestrian avenues which were off-limits to wagons and horses. Carriages were restricted to roads that ran behind the houses. The avenue walkways were covered

SEE CONTINUATION SHEET #2.

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Maryland

CONTINUATION SHEET ITEM NUMBER 7 PAGE 2

(DESCRIPTION, continued)

with bluestone gravel to prevent muddy conditions. They were not paved with cement because the founders thought the cement would hold more of the summer heat than gravel. The wagon roads were dirt, but later were covered with cinders and, finally, with asphalt.

The original reason for the walkways is said to have been the safety of women and children. The typical Grove cottage or wooden tent facing these avenues had a porch, from which the residents greeted their strolling neighbors and enjoyed the cool evening air. A dozen walkways remain today as the founders intended: safe, traffic-free avenues covered with gravel, dedicated to strolling, jogging, children's games, and bicycle riding. Three of them are principal avenues through the length of the Town. Grove Avenue extends from the railroad, where two commuter trains a day stop, and passes in front of McCathran Hall, the Town's main meeting building, and the Woman's Club, the Town's two community buildings. This avenue once passed in front of the Albany Hotel, which occupied the site of the Woman's Club until it was razed in 1927. Three avenues connect Grove Avenue with the Sacred Circle. Although the Tabernacle is gone, the Circle remains, landscaped with shrubs and floral plants, accessible only by walkways and faced by vintage Grove cottages.

During the last half century the Town gradually became a year-round community. The Washington Grove Camp Meeting Association was dissolved in 1937, the year the Town was incorporated. The government of the Town has since been vested in a Town Meeting. Legislative and administrative authority is exercised by a six-member elected Council and an elected Mayor. Even with such secularization, however, the Town has managed to preserve its unique character while adapting to the needs of contemporary life.

With most of the houses still facing the gravel walkways and retaining the earlier architectural styles (discussed more fully in the next section), the relaxed ambience of the early summer cottage community situated under the Town's great oaks is still present.

ARCHITECTURAL DESCRIPTION

The architectural heritage of Washington Grove is one of adaptive reuse coupled with an eclectic spirit. This is not to say that the Grove residents have been mindless followers of any one architectural style; rather it is to admit that the needs of one generation will modify the constructs of the preceding generations. This is most notable in the architectural elements which so impressively create a "style" for the Grove.

SEE CONTINUATION SHEET #3.

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Washington Grove
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Maryland

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(DESCRIPTION, continued)

The most pervasive, and hence most notable elements of the Town's architectural heritage are the following:

1. The high-pitched, steep gable ends, with their attendant high, narrow interior spaces.
2. The Gothic Revival detailing of the massing in all subsequent additions.
3. The use of windows not only to light the interior, but to create a special kind of light by using stained glass.
4. The porch as a unifying element to the additive parts of the house and as a stylistic "reminder" of the architecture of the South.
5. The dormer window in the high-pitched roof which allows the high interior space to become a renovated "second" floor.
6. The use of "gingerbread", taken from the Victorian style, to hark back to the stylistic antecedents: the canvas-tent-become-house.
7. The integration of the houses into the trees, both in a spiritual context and in the actual blending of the form into the vertical trees.
8. The stylistic variety of Gothic Revival and Dutch Cottage as seen in all of the above.

Each of these elements make the Grove unique. They are further explained in the examples which follow.

1. The high-pitched roof has as its most direct antecedent in the Grove the tents used by the early Methodists for their summer retreats. As previously described, the desire to make these simple tents permanent led the users of the Grove to build more sturdy and form-evocative structures. Perhaps they knew these forms were also evident in the Gothic Revival of the late nineteenth century. The spirituality of the age inspired man to create in his built environment the same elements of nature which he enjoyed and openly sought. The first houses were of wood, since that material was plentiful and inexpensive, though it was probably also that only with wood could this style be realized.

2. The massing of the forms which contributes to the unique characteristic of Grove architecture also found its inspiration in the Gothic Revival. It may well be that the Gothic Cathedral, with its main nave and side aisles, suggested the use of the high-pitched roof with its lower additions off to the sides. With the addition of the porches on the front and sides, particularly when these porches have classical columns supporting the roof, this stylistic antecedent is a legitimate one. With the subsequent filling in of the porches to create bedrooms or kitchens, this direct visual link was broken, but the basic form is still evident today, allowing us to reconstruct the process.

SEE CONTINUATION SHEET #4.

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(DESCRIPTION, continued)

3. Light, which was introduced into the houses for obvious reasons, also has a Gothic Revival precedent. There is the possibility of understanding the use of light on a spiritual level, one which the Gothic architect knew full well, and which this special location among the trees would also evoke. The high windows in the ends of the gables, both rectangular and the more evocative Gothic rose windows, were meant not only to introduce light into the long narrow spaces, but also to lighten the gable end, thus allowing those inside to view the trees and the constantly changing light as the sun moved through them.
4. The inclusion of a porch, sometimes only on the front of the house, but most often around three sides, is reminiscent of the side aisles of the Gothic Cathedral. But one must not discount the early Dutch Cottage influence which was so strong in the middle Atlantic states. This porch motif, so sensible in the warmer climate of the south, is even more sensible in the Grove, since the use of these porches was and is so much a part of the total social fabric of the Town. The residents use their porches in much the same way city-dwellers use sidewalk cafes--to sit and watch the world go by. The Town's layout of streets and paths was a direct result of the founding fathers' appreciation of people's desire to walk and visit and in that process to be in touch with their neighbors. The porches also had a minor interesting sub-category of architectural orders, some having but the plain square column with plinth, and others the round, hefty column with both plinth and capital. Here again the strong evocation of the Gothic had its place within an eclectic integrated assemblage.
5. The dormer, a feature of many architectural styles from Dutch to German to English, is also a strong feature of Grove houses. These dormers take mostly the same shape as the gable roof of the "core" house, but often there are variations, such as the "eyelid" dormer found on some of the Dutch inspired houses. The other very dominant style is the shed dormer, which is generally easier and cheaper to build, and for that reason was generally more popular. It should be remembered these dormers often serve the purpose of bringing light and ventilation into the upstairs rooms created by flooring over the high living spaces below. Again, this was an economical and practical means of gaining additional living space, though at the expense of that grand two-story living area.

SEE CONTINUATION SHEET #5.

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(DESCRIPTION, continued)

6. The use of "gingerbread" is perhaps the most interesting aspect of Grove houses. Its use is one of the factors that give the houses a unifying character. No two gable decorations are the same, but the similarities are strong. Some of the eaves are plain, but most have ornate barge boards with the peak of the gable finished with a post which sometimes has finial or pendant or both. When present, these posts are of the same decorative motif as the rakes; that is, when the rake is scrolled, the post is also carved. Taken from the Victorian style of carving the woodwork of porches, dormers, and other elements of the facade, this scroll work is in keeping with the early residents' desire to upgrade their cottages.

7. Finally, there is that non-tangible element which makes the Grove houses so unique, the integration of the houses into the forest. This "Town within a forest" is also a town of the forest, for the height of the houses, their narrow peaked roofs reaching for the sky, and the fact that the majority are of wood, make them blend into their surroundings so well it is often difficult to know precisely what the extent of the house really is. The landscaped lots meld with the natural surroundings, and the boundaries are often indistinguishable. It is this aspect, perhaps even more than the charm of the houses, which distinguishes the Grove and makes it an "oasis of tranquility and a rustic jewel", a place in the truest sense of the word.

INDIVIDUAL DESCRIPTIONS:

#1 The Circle (Photo #1)

The present owner, William K. Teepe, was born in 1906 in this house where his parents and his maternal grandparents lived. The grandfather of the owner had purchased and remodeled the original in the 1890s. He replaced the two small porches (one that faced the Circle and another on the west side of the house) with the present porch which covers the entire north end and west side. No major additions have been made to this structure, leaving it an example of how many of the houses in Washington Grove began.

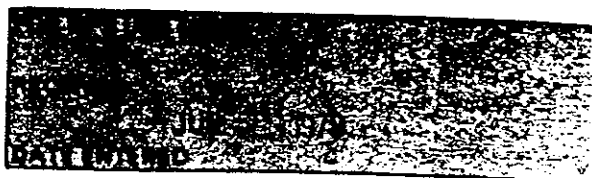
The house is presently heated by two vintage oil burning stoves; the metal roof has been there for as long as the owner can remember. The exterior appears today very much as it has for more than eighty years: A narrow, 1½-story frame structure with a narrow one-story addition on the rear, the house has double doors flanked by two windows in the gable end facing the Circle. It has shed-roofed dormers and bargeboard with post and pendant.

This property was enlarged in the 1930s when the owner purchased the lot between this and Locust Lane on which another cottage stood.

SEE CONTINUATION SHEET #6.

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Maryland

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(DESCRIPTION, continued)

#2 416 Fifth Avenue (Photo #2)

A typical example of the Washington Grove "tent" house which has later taken on more additions, this structure exhibits many of the architectural elements which make Grove houses unique.

The "core" house, built in 1898, has the high peaked roof reminiscent of the tents which formed the town in its early days. The roof, now clad in asphalt shingles, was once covered with wooden split shakes, as still evident on the gable ends of the roof. The ceiling of the original part is the underside of the roof, opening the interior to the high, narrow, tent-like space. Several small skylights have been added on the roof slopes, increasing the open feeling of the space.

The "core" house, now the living room of the expanded house, has a stained-glass window in the gable over the front door. This glass is a further example of the integration of Victorian elements into the otherwise Gothic Revival motif of the high peak. Another window, facing onto Wade Park, is a heavy beveled glass prism.

The three-sided porch on the 1898 portion is in the Dutch revival tradition.

#3 Locust Lodge - 313 Grove Avenue (Photo #3)

This house has been on the tax rolls for nearly 100 years, but until 1966 when the present owner purchased it, it was not used for year around living. There were no inside walls (except in one room), no central heating, and the earliest type of exposed electrical wiring was still in place. A screened porch extended the entire length of one end and one side of the cottage, and although the second story had flooring installed, it was otherwise unfinished.

The first remodeling, in 1966, added a first floor bedroom, relocated the stairway and substituted a fireplace for four doors that opened onto the porch. The second story was finished and a second bathroom added. In 1968 the next modernization provided a dining room and a two-car garage. The most recent addition, in 1976, widened the living room and gave place for a den that occupies what had formed a cul-de-sac between the garage and the original structure.

The lines of the original cottage are obvious within the additions that blend into it. The location of the property is unusual since it occupies two lots (and portions of two others), but only one boundary line is common to another private property. The other boundaries face Town park lands, and the rear of the house overlooks the upper end of Locust Lane.

SEE CONTINUATION SHEET #7.

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#4 McCathran Hall - Grove Avenue and Center Street (Photo #4)

The Assembly Hall was constructed in 1902 and dedicated on the 4th of July of that year. It was built to replace the Tabernacle, which had stood on the Sacred Circle. It was made octagonal in shape to closely approximate the communal nature of the Sacred Circle. Religious services were held in this building until 1955, when the Washington Grove Methodist Church was built diagonally behind it on Chestnut Road.

The building is covered with cedar shingles and has large windows on all sides. The rafters are said to have been exposed originally; a roof was added when the hall began to be used year around.

This building, also known as the Town Hall, was renamed McCathran Hall in 1957. At that time it was dedicated to Irving L. McCathran, who was retiring after twenty years as the Mayor of Washington Grove.

#5 213 Grove Avenue (Photo #5)

The original cottage, which consisted of the front dormered section and the open three-sided porch, is believed to have been constructed in the late 1870s. The dates of the several additions are not precisely determined. In the 1940s, a bay window was added although the house already stood on the lot line; the bay window is on the lot of the cottage next door. Also at this time, the second story of the living room was closed off to make a bedroom and bath. The present owners enclosed the last bedroom, which was a porch, and added a bath and utility area at the rear. The old portion of the house still rests on the original cedar post foundations.

The kitchen and utility areas are located near the rear of the house for convenient service access from the street. The living room is located in the front of the house for gracious company access from the Avenue. The house and yard occupy two of the original lots, and the slightly sunken patio with its sun dial and flower bed are built in the foundation of the cottage next door.

#6 112 Grove Avenue (Photo #6)

Although the actual date of construction has been lost, this cottage is considered the typical Grove house, especially as it has undergone little exterior change. It is the second oldest house built as a house, since the houses on the Circle began as tents and were then enlarged or moved to other locations.

The mother of the current owner, Zoe Wadsworth, bought the house in 1923,

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(DESCRIPTION, continued)

beginning the process so many of the older Grove homes have gone through: winterization, plumbing, heating, and enclosing porches for bedrooms and additional living space. In the case of Zo-Mar (the cottage name), the exterior has changed very little since 1918. See floor plan.

#7 108 Grove Avenue (Photo #7)

This house was constructed in 1908 by a subcontractor for Union Station and was designed by the architect of the Capitol. It reflects the influence of the railroad of that period, being of a design similar to many railroad stations. Bluestone railroad ballast was used instead of conventional gravel in the form-poured concrete foundation posts. The room currently used for utilities is a 14' x 16' room with concrete floors, ceilings and walk, the latter measuring almost a foot thick. This room is sunk well below ground level and hooks for meat hanging are still in the ceiling rafters.

The house is supported by 10' tapering concrete posts, 7" x 7" at the top and 11" x 11" at the base. These are unusual because most foundations of older homes in the Town are old trees or cedar posts. The house was built with a double fireplace, one side facing the living room and the other, the dining room. This is also supported by concrete pillars at each corner. The interior was constructed with Georgia bell pine, a very splintery wood, with light partitions separating the rooms. The house is original as it stands, with some interior modifications such as full paneling of the walls (on both sides of the studs) and the addition of two bathrooms. However, the house was constructed with full indoor plumbing.

#8 119 Maple Avenue (Photo #8)

The original house was built circa 1885. It was moved from Sixth Avenue, near the Circle, to its present location in 1904. This was accomplished in one day with logs and horses. This cottage, along with many others in the Grove, was designed (and sometimes built) by its first owner. Its present site is one of the largest in the Town, consisting of almost an acre.

The original house consisted of a front or living room, a small room on the second story above it, and two rooms and a pantry behind it. Soon after the house was moved a 1½-story addition was built to the right of the living room, and a wrap-around porch was added to the front of the house. The house is sheathed with cedar shingles. The roof over the living room and the two-story addition is covered with unpainted asphalt shingles. Most of the interior walls are plastered with unpainted wainscoting. The remaining walls are paneled and stained to match the wainscoting. This was a summer house until 1955 when it was converted to a year around residence.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES **1873 to present**

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Washington Grove is an incomparable town--unique in its roots, in its initial land use plan, in the design of its dwellings, in its determination to retain more land in a natural state as forests and parks than developed property, and in the character of its history by preserving this uniqueness.

Historically, Washington Grove is in that special class of nineteenth century American religious settlements which trace their origins to the American passion for freedom of religious expression. Its founders were the clergy of the principal Methodist congregations of Washington, D.C. and the presiding elder of the Washington district of a century ago. They realized their dream of a summer camp meeting ground by founding Washington Grove. Their idea was so successful that Sunday meetings were said to have drawn as many as 10,000 worshippers. Excursion trains from Washington brought the faithful with their picnic baskets, Bibles, hymnals, and children. Services, announced by the bell which today hangs at McCathran Hall, were held day and night. Coal oil lamps and, later, gasoline torches were used to light up the Sacred Circle and its Tabernacle. Nearly 500 people are said to have come forward to accept Christ in those first few years.

The by-laws adopted by the Washington Grove Camp Meeting Association in 1878 set the tone of the early community which evolved around the camp meetings. They included strict "blue laws" against "Sabbath-breaking": no "bodily labor on the Lord's Day", nor "gambling, fishing, fowling, hunting, or unlawful pastime or recreation". However, before he became President of the United States, Senator Warren Harding was a frequent visitor in the Grove home of Carl Loeffler, a Republican Party official whose poker parties may have violated the spirit of the founding fathers but appealed to the senator from Ohio.

The by-laws also prohibited traffice in "spiritous or fermented liquor" within two miles of the meeting or "blowing horns, firing guns, disorderly conversations or any other means with intent to disrupt worship". Temperance Day was observed at each camp meeting by speakers from the Anti-Saloon League and the Women's Christian Temperance Union. Methodist asceticism prevailed for decades. The minutes of the 1894 meeting of the Association note a request from the young ladies that dancing in the park be permitted. It was denied. Tennis and other sports were also banned on Sundays.

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Today, the popularity of Sunday tennis symbolizes the cultural transformation of the community. This change began in 1902 with the construction of an assembly hall by the newly organized Grove Chautauqua Assembly. Christian culture and wholesome entertainment were the stated objectives for what had become a summer community of affluent Methodists who lived in Washington but built summer cottages in the Grove. Lectures proved popular on such topics as "The Ideal Woman", "The Reveries of a Bachelor", "What is Love?", and "How to Manage a Husband". Stereopticon picture shows, minstrel shows, self-improvement instruction, recitations from Shakespeare, dog acts, and other forms of secular entertainment constituted a steady erosion of the original spiritual purpose of Washington Grove. This change represented the popular choice of the Methodist community which settled here--so popular that an auditorium seating 1,400 was built in 1905 and used until it was razed in 1963.

What has been preserved through more than a century of changing values is the basic physical integrity of the community: its layout, its houses facing pedestrian walkways, its parks interspersed among cottage clusters, and its forest preserves.* (See Item 7 for elaboration of architectural significance.) This has been achieved by Grove citizens through volunteer work under the leadership of an elected mayor and council, and through that vehicle of direct democracy, the annual Town Meeting. By means of Town ordinances, a forest preservation policy adopted in 1972, a Master Plan adopted in 1975, and the enforcement procedures of the Town's Planning Commission and the Council, Washington Grove has prevented any of its lands from being industrialized and all but a tiny fraction of one corner from being commercialized. Efforts to preserve its residential character as a community of single-family homes have so far been successful.

Development of property surrounding the Town has created anxiety within the community about its capacity to preserve its natural assets and historical integrity against mounting external pressures. An apartment housing development along the eastern edge of Lake Woods, for example, has resulted in heavy storm water drainage into the woods which threatens the root system of mature trees in that area. The Town has begun fencing the perimeter of its woods to prevent random tree cutting and trashing. Booming population in this area of Montgomery County during the 1970s, overtaking road systems, compelled the Town to restrict traffic during rush hours and to discourage all through traffic by erecting stop signs at each intersection. County and state road-widening projects, including the proposed Outer Beltway and the nearby Shady Grove Metro Station, threaten the Town's basic preservation policy, if not the ultimate destruction of its historical cottage community character, and its transformation into another rootless suburban settlement with no sense of uniqueness and no discernible trace of its rich and still evident historical origins.

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Today, Washington Grove remains a small town with a genuine community spirit and a strong sense of purpose in preserving those aspects of the original design which its contemporary residents cherish for the high quality of life they afford. However, during its second century, especially in the years immediately ahead, Washington Grove will face its most difficult challenges. Recognition of its historical value can help it to survive changes which threaten to obliterate the evidence of its past in the name of progress for the future.







