**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Division Chief, Countywide Planning Division
John Hench, Supervisor, Park Planning and Resource Analysis

FROM: Brenda Sandberg, Legacy Open Space Program Manager
John Turgeon, Legacy Open Space Senior Planner
Gwen Wright, Historic Preservation Supervisor

DATE: September 19, 2002

RE: Evaluation for Legacy Open Space Program of the
Canada Dry Bottling Plant, 1201 East-West Highway,
Silver Spring, Maryland – Action deferred from 7/18/2002

Recommended Action

Staff recommends that the Planning Board approve removing the Canada Dry Bottling Plant from the list of Class III sites in the appendix of the *Legacy Open Space Functional Master Plan*. The identified portions of the building and open space on the property does meet the Legacy criteria to be classified as a Class II Heritage Resource site for both the type of heritage resource and its importance to the County's architectural heritage. However, the protection to the historic portions of the building and the open space provided by the site plan under consideration today and its continued inclusion on the Locational Atlas is adequate to preserve the resource without using the tools available through the Legacy Program.

Background

Staff completed an evaluation of the site known as the Canada Dry Bottling Plant that is listed as a Class III heritage resource in Appendix D of the *Legacy Open Space Functional Master Plan*. The results of that evaluation were presented to the Planning Board on July 18, 2002 (see attached memo). Based on that analysis, at that time staff recommended the Planning Board designate the two-story section of the Canada Dry Bottling Plant as a Class II Legacy Open Space site under the Heritage Resources category. This same section of the building is also listed in the County's *Locational Atlas and Index of Historic Sites*. Staff recommended that the Legacy designation also

include the contextual open space surrounding this section of the building to the property lines. Staff further recommended in July that the Department of Park and Planning work with the developer of the property to protect as much of this resource as possible through the development review process as opposed to fee-simple acquisition or easement purchase.

The Planning Board voted to defer a decision on the Legacy designation of this site until further progress on the preliminary plan and site plan submittals could determine the degree of protection provided to the historic resource.

Analysis

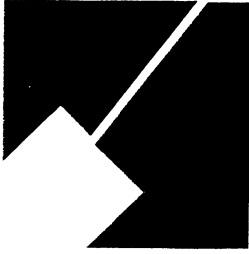
The preliminary & site plans in front of you today (#1-02099, #8-02040) do an excellent job of protecting the historic portions of the building and the critical open space on the site. The historic portion of the Canada Dry Building has been highlighted through a number of architectural devices and alterations to the historic portion have been skillfully conceived. See the Historic Preservation memorandum on the site plan for more details.

The heritage resources on this property will be given long-term protection through the requirements of the site plan approval and the Locational Atlas designation. The Legacy Open Space program is designed to identify resources important enough to deserve long-term protection and to utilize a variety of tools to provide that protection, often through fee-simple acquisition or easement acquisition. In this case, the property does deserve long-term protection. However, the implementation of Legacy protection tools, in this case an easement, would not provide significantly more protection in practice than the site plan protections combined with the Locational Atlas protections.

Despite the change in the staff recommendation since July, staff's opinion of the value of this site to the architectural heritage of the County remains strong. The two-story section of the Canada Dry Bottling Plant has particular countywide significance due to its exceptional Art Moderne design, as well as its importance to the history of commercial and industrial development in Montgomery County. The site also contributes to the historic setting of downtown Silver Spring and maintains the unique character of downtown Silver Spring as one of the few locations where industrial land uses were allowed in the southern portion of the County.

This staff recommendation is contingent upon the current development plans moving forward to completion. Should the excellent plans by the current developer be abandoned, the site will remain protected only by virtue of its Locational Atlas status. Should that circumstance occur, staff would like to retain the option of resubmitting this property for Planning Board review of its Legacy Open Space status. A new developer may need or want Legacy Open Space funding to make preservation economically feasible.

Attachment

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Division Chief, Countywide Planning Division
John Hench, Supervisor, Park Planning and Resource Analysis *JHench*

FROM: Brenda Sandberg, Legacy Open Space Program Manager *BCS*
John Turgeon, Legacy Open Space Senior Planner *JT*
Gwen Wright, Historic Preservation Supervisor *GW*

DATE: July 12, 2002

RE: Evaluation for Legacy Open Space Program of the
Canada Dry Bottling Plant, 1201 East-West Highway,
Silver Spring, Maryland

Recommended Action

Staff recommends that the Planning Board approve part of the building known as the Canada Dry Bottling Plant as a Class II site under the Heritage Resources category of the *Legacy Open Space Functional Master Plan*. Specifically, staff recommends approval of the two-story section of the building at the east end of the site to include the contextual open space between this section of the building and the property lines (see Attachment 1). This is the same section of the building listed as resource #36/44 in Montgomery County's *Locational Atlas and Index of Historic Sites* (see Attachment 2). Staff further recommends that the Department of Park and Planning work with the developer of the property to protect as much of this resource as possible through the development review process as opposed to fee-simple acquisition or easement purchase.

Introduction

Staff has completed an evaluation of the site known as the Canada Dry Bottling Plant that is listed as a Class III heritage resource in Technical Appendix D of the *Legacy Open Space Functional Master Plan*. Class III Legacy sites were nominated for inclusion in the *Master Plan* but have not been completely

evaluated for full incorporation into the Legacy Open Space program. Staff's evaluation of the Canada Dry Bottling Plant follows the process set forth in the *Master Plan* for conducting additional studies of Class III sites to designate them Class I or II Legacy sites or remove them from the Legacy program. According to the *Legacy Open Space Functional Master Plan*, staff may conduct such a study of a Class III site if development is proposed on the site. The JBG Companies has submitted a preliminary plan application (#1-02099; Silver Spring Square) for the subject site. 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 Canada Dry Bottling Plant building is located at the intersection of East-West Highway and Blair Mill Road within the Silver Spring Central Business District (CBD). The subject site is approximately 3 acres and is directly adjacent to the CRX, MARC, and Metro rail lines. The property is zoned CBD-2. The subject property is owned by A.T. & T. Corporation and the building is vacant.

The combination one- and two-story structure was built in 1946 with yellow brick and concrete exterior walls. The bottling operation took place on the first floor while the administrative offices were located on the second story. The main entrance to the building is at the corner of East-West Highway and Blair Mill Road and features a two-story entry rotunda with a curving wall of glass block. This is the most prominent design element of the structure.

In 2000, during the process of developing the *Legacy Open Space Functional Master Plan*, the site was nominated as a historic resource for inclusion in the *Master Plan*. It was then added to Technical Appendix D of the *Master Plan* as a Class III site, pending additional study of the resource to determine whether it should be fully included in the *Master Plan's* land protection program as a Class I or II Legacy site. In 2001, the two-story section that includes the main entrance was added to the County's *Locational Atlas and Index of Historic Sites*. The preliminary plan submitted by The JBG Companies in April of this year proposes redevelopment of the site with a four-story structure containing 220 garden apartment units, and a six-story parking garage.

Issues

Heritage Resources

The Canada Dry Bottling Plant is a unique building in Montgomery County. It is probably the best example of Art Moderne industrial architecture in the County. The architect of the building was Walter Monroe Cory of the firm Cory and Cory in New York City, which was well known for employing modern architecture in the

design of industrial buildings. The building, particularly its two-story section, is an established visual feature of downtown Silver Spring, and the curving corners, strip windows and glass block are important architectural elements.

The building is historically significant because it was built at a time when Silver Spring was becoming the County's prominent commercial center just after World War II. It is located in one of the few neighborhoods of southern Montgomery County, along the railroad tracks, where industrial uses were permitted. Industrial uses are still located in this section of the Silver Spring CBD.

Other Legacy Open Space Resource Categories

The Canada Dry Bottling Plant site does not contain any other resources considered critical for protection under the Legacy Open Space program.

Analysis of overall Legacy Criteria and specific Heritage Resource Factors

Staff's analysis of the Canada Dry Bottling Plant's significance in relation to the overall Legacy Criteria has determined that:

- The two-story section of the Canada Dry Bottling Plant has particular countywide significance due to its exceptional Art Moderne design, as well as its importance to the history of commercial and industrial development in Montgomery County;
- Due to the importance of the railroad in the location of the Canada Dry Bottling Plant, the site contributes to the Legacy program's heritage theme of the Rail Community Cluster, of which downtown Silver Spring is part;
- The site represents an opportunity for broadening interpretation and public understanding of the commercial and industrial heritage of Silver Spring.

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

- The building's unique design serves as a landmark that helps define the historic setting of downtown Silver Spring;
- The two-story section of the structure and its contextual open space help convey a sense of historic time and place - the period just after World War II when downtown Silver Spring rose to commercial prominence in the County - that would be diminished considerably if these are altered by development;

- Preserving as much as possible of this resource helps maintain the unique character of downtown Silver Spring as one of the few locations where industrial land uses were allowed in the southern portion of the County.

Based on the above analysis, staff recommends the Planning Board designate the two-story section of the Canada Dry Bottling Plant a Class II Legacy Open Space site under the Heritage Resources category of the *Legacy Open Space Functional Master Plan*. This is also the same section of the building listed in the County's *Locational Atlas and Index of Historic Sites*. Staff further recommends that the designation include the contextual open space surrounding this section of the building to the property lines.

Implications of Legacy Designation/Implementation Issues

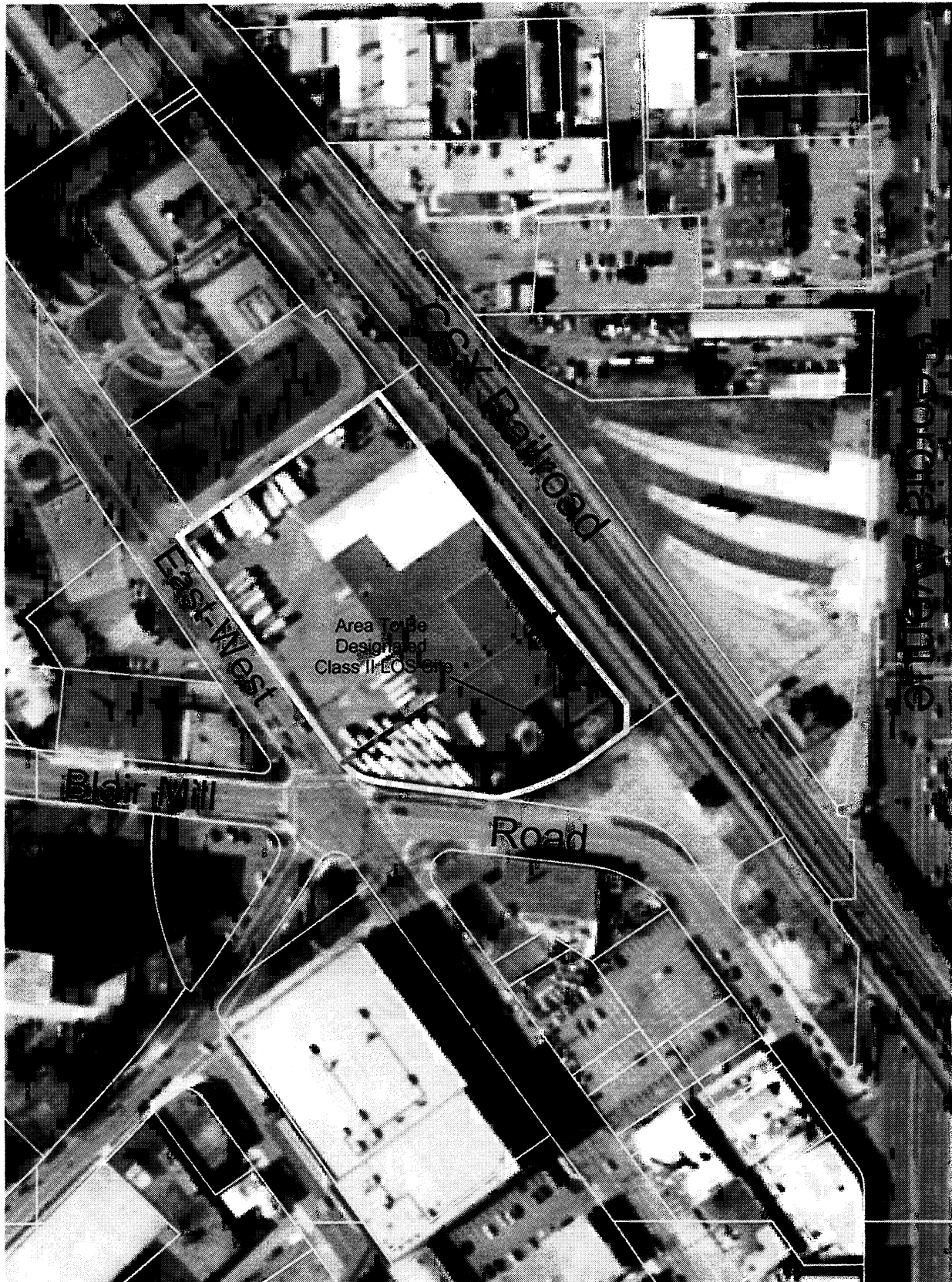
As stated in the *Legacy Open Space Functional Master Plan*, available funding and the process for setting priorities will serve to limit the number of properties in the program that are actually acquired in fee-simple or for easement. Additionally, reservation is not an available option for Class II Legacy sites. Thus, if the Planning Board approves staff's recommendation, it will be important to protect as much of the identified resource as possible through the development review process as opposed to acquisition or easement purchase. This is due to the fiscal constraints of the Legacy Open Space program, and the number of higher priority heritage sites already listed in the *Master Plan*. Therefore, staff suggests the following procedure to achieve protection of the two-story section of the Canada Dry Bottling Plant:

- 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 identified resource as possible, balancing varied site constraints as well as community and developer interests.

For the same reasons this implementation procedure is being followed for the portion of the Casey Property at Washington Grove, originally a Class III site listed in Technical Appendix D of the *Master Plan*, which was approved by the Board as a Class II heritage site in February of this year. It is likely that the other Appendix D heritage resources will also follow this process if development plans have been submitted for them and they are approved as Class II sites.

Canada Dry Bottling Plant Designation as Class II Legacy Open Space Site

ATTACHMENT 1



Canada Dry Bottling Plant Property
Property Lines

90 0 90 180 Feet





January 2, 2002

MEMORANDUM

To: Reggie Jetter
Division Chief
Department of Permitting Services

From: Robin D. Ziek *RZ*
Historic Preservation Planner, M-NCPPC

Subject: Updating List of Historic Sites

I am writing to ask your assistance in updating the Department of Permitting Services' records on historic sites in Montgomery County with the addition of one *Locational Atlas* resource.

In December 2002, the Montgomery County Planning Board elected to list a portion of the **Canada Dry Bottling Plant (# 36/44), at 1201 East-West Highway in Silver Spring** on the *Locational Atlas and Index of Historic Sites*.

I am enclosing a map for your use, indicating the portion of the existing structure which is listed. You will note that the listed portion of the building is essentially the two-story section at the east side of the site. Please add this property to your list of historic sites and resources in Montgomery County. The listing on the *Locational Atlas* provides protection for the property under Chapter 24A-10.

While it is unusual to list a portion of a building, there are other examples in the county, such as the Hecht Building in Silver Spring. As always, we will work closely with you to help however we can. If you have any questions, please do not hesitate to call me at 301-563-3408.

CANADA DRY BOTTLING PLANT
1201 EAST - WEST HIGHWAY
SILVER SPRING

NO ← | → YES, LOC. AT.



→ LOCATIONAL ATLAS

2-STORY PORTION WITH ONE-STORY
SEGMENT.

AT EAST SIDE OF PROPERTY.

CANADA DRY BOTTLING PLANT 1/02/02

