

## **E. SURVEY AND EVALUATION METHODOLOGY**

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This study undertakes the identification, evaluation, and documentation of historic resources within the I-495/I-95 Capital Beltway Corridor Transportation Study project area. The broad project area is defined as the entire Capital Beltway system in Maryland, as well as other multi-modal improvement portions associated with it. An Area of Potential Effect (APE) has been delineated for the project area as stipulated in regulations 36 CFR 800.4(a)(1) and 36 CFR 800.2(c). The APE is defined as "the geographic area or areas which an undertaking may cause changes in the character or use of historic properties, if any such properties exist" [36 CFR 800.2(c)]. This has been applied to delineate the APE for the highway improvement portion of the study. The APE is defined as 50 feet to either side of the proposed improvement along the Capital Beltway and 100 feet at certain intersections. Where appropriate, the APE is expanded to include vistas. An area beyond the APE was evaluated to determine whether any properties in or near the APE were eligible for the National Register as portions of historic districts or landscapes. The above regulations and guidelines will be used to delineate the APE for the multi-modal transportation part of study.

Due to the extensive number of late-nineteenth and twentieth-century suburban resources within the project area, a comprehensive approach to research and study of these resources has been developed with review and comment from the Maryland Department of Transportation – State Highway Administration, Federal Highway Administration, and the Maryland Historical Trust. The methodology includes directives on specific levels of survey and documentation effort, appropriate to the nature and significance of resources within the project area. The significance of the resource is based on the themes of suburbanization, property types, and character-defining elements (CDEs) developed in the historic context specifically for this project. Evaluation of historic resources is based on the National Register Criteria for Evaluation, with recommended expansion as developed for this project, on the historic context developed for this project, and on the evaluation requirements set forth in Chapter D of this report.

The survey methodology, as discussed below, includes four principal steps: 1) research previous survey records, historic maps, and community histories; 2) reconnaissance survey; 3) assignment of survey levels; and 4) intensive survey. These steps can be followed by researchers in the future as other transportation corridors or improvements are planned.

### ***E.1 Research Previous Survey Records, Historic Maps, and Community Histories***

To supplement the historic background presented in this context report on the development of Washington, D.C. suburbs, more detailed research may be conducted. All relevant historic maps that depict the settlement and development of the Washington, D.C. area through the nineteenth and twentieth centuries have been collected and synthesized as part of the suburbanization context. Additional research will be conducted at the Maryland Historical Trust to supplement prior research on previously surveyed

properties. This will include survey forms and any existing studies conducted on historic resources within the project area. The data developed for the historic context will be used during the reconnaissance survey of the APEs to facilitate identification and analysis of areas of suburban development. Specifically, this component of the survey process will be tailored to the Capital Beltway Improvements project by focusing on the identification and evolution of communities, neighborhoods, subdivisions, or other grouping of buildings.

Historic map research conducted for the suburbanization context defined those neighborhoods and developments which are anticipated as survey groupings. Based upon this historic map research, neighborhoods and developments within the APEs will be verified which may have significance based upon the themes, property types, and CDEs developed in this historic context. Once the communities' identities are verified, research into their individual histories will be conducted to evaluate their potential significance as it relates to the historic context developed for this study. This process will enable the focus of the intensive survey (see Section E.4) in the APE to be on property types identified by the historic context.

Through research conducted for the suburbanization context, Community Summary Sheets have been prepared for neighborhoods and developments within the APE. Preparation of the summary sheets involved the research of published histories, county development and subdivision plans, and tax records. The Community Summary Sheets are located in Appendix D, Volume II. If, during the intensive-level survey it becomes apparent that a neighborhood might be significant under the historic context, then additional study of more detailed resources such as newspapers and the collections of applicable historical societies may be necessary. Information sought will specifically serve to determine any potential significance under the National Register criteria and the registration requirements for a particular property type developed in this historic context (Chapter D).

## ***E.2 Reconnaissance Survey***

To ensure the comprehensive identification of all resources constructed prior to 1960 and those potentially associated with the suburbanization context, a reconnaissance survey of the APEs will be undertaken. The location of properties that have been previously surveyed will be confirmed and all other properties that were likely constructed prior to 1960 will be noted on reconnaissance spreadsheets (See Appendix A) and mapping. All properties identified will be photographed with 35mm color film. Particular attention will be given during the reconnaissance survey to the identification and location of developments and neighborhoods that appear on historic maps, as well as the verification of existing survey information.

## ***E.3 Consultation with the Maryland Historical Trust on Scope of Intensive Survey: Establishing Survey Levels***

Because of the unique nature of this project due to the number of resources and of

the challenge of planning for cultural resource identification in a dense environment, survey levels were developed in consultation with the Maryland Historical Trust. It is expected that these will prevent unnecessary survey of buildings that are not significant and will focus project resources on the study and documentation of property types related to the historic development of the Washington, D.C. suburbs. Differentiation among survey treatments is intended to focus project activities on the property types within the APEs that are potentially significant within the suburbanization historic context.

To the maximum extent possible, survey will focus on the identification of communities, neighborhoods, subdivisions, or other groupings of buildings (rather than individual structures) that are consistent with the property types identified in this suburbanization context. This method of treatment will enable concentration of the intensive survey on the most significant property types within this historic context, while eliminating a labor-intensive building-by-building survey, thus streamlining the treatment of resources located within a dense environment.

Based upon the potential significance of each resource identified in the reconnaissance survey, through preliminary community research and analysis of historic maps, a survey level will be assigned. The assignment of a survey level will be based upon the identification of the property type and the integrity of the resource with regard to the CDEs described in Chapter D.

The two survey levels are described below.

### E.3.1 Documentation on a Maryland Inventory of Historic Properties form

Communities, neighborhoods, subdivisions, groupings of buildings, and individual structures that are potentially significant under the themes and property types developed in this historic context will be documented on Maryland Inventory of Historic Properties Forms. Structures that pre-date the period of suburbanization (pre-1815) will also be documented in this manner. The documentation will be done in accordance with the *Guidelines for Completing the Maryland Inventory of Historic Properties Form*. Guidelines specific to this project are included in Section E.4.1.

### E.3.2 Documentation on a Determination of Eligibility (DOE) form

Documentation of previously surveyed properties will be supplemented and updated, to the extent necessary, through the preparation of a DOE form. Each property will be evaluated to determine if it has been altered, if its condition has changed since the time of the previous survey, or if ancillary structures were omitted from the previous documentation. This survey level is intended to provide the State Highway Administration and the Maryland Historical Trust with updated property information without unnecessary reproduction of previous work.

Areas which were constructed prior to 1960, but which clearly lack significance under this context or which have compromised integrity will also be documented through

the preparation of a DOE form. For information on the documentation requirements of a DOE form refer to Section E.4.2.

#### ***E.4 Intensive Survey***

An intensive survey of the project area will be conducted, documenting all resources that the reconnaissance survey noted with a construction date prior to 1953. Prior to the initiation of fieldwork, survey levels as described above will be assigned to resources identified. During the survey process however, if physical inspection or historic research indicates that the assigned survey level is not appropriate for the significance or nature of the resource, the survey level will be re-evaluated and an alternative treatment will be conducted. The documentation provided for each survey level is described below.

##### **E.4.1 Maryland Inventory of Historic Properties Form**

Individual structures, communities, neighborhoods, subdivisions, groupings of buildings that are potentially significant under the themes and property types developed in this historic context and which have not been previously surveyed will be documented on Maryland Inventory of Historic Properties Forms. Structures that pre-date the period of suburbanization (pre-1815) will also be documented in this manner. The documentation will include:

- For an individual building which pre-dates a period of suburbanization (pre-1815) or which is potentially significant under the themes and property types developed in this historic context, a property description, historical narrative, National Register evaluation, photographs and mapping will be provided on a Maryland Inventory of Historic Properties form. The property description will address all structures on the property, including outbuildings and site features (if applicable). The historical narrative will be based upon deed research and other available documentation on the history of the property. This narrative will include property-specific history, as well as information on the history of the area or community and a discussion of the historical development of any relevant architectural styles or building forms. An evaluation and recommendation of the eligibility of the resource for the National Register of Historic Places will be conducted in accordance with the National Register Criteria for Evaluation and the registration requirements set forth in this historic context for the applicable property type. If eligibility is recommended, the significance statement will include the period of significance for the property. In addition, a proposed National Register boundary will be delineated, a verbal boundary description provided, and any non-contributing structures within the proposed boundary will be identified. 35mm black-and-white photographs (5" x 7") and color slides of the resource will be provided, in accordance with MHT' requirements set forth in *Guidelines for Completing the Maryland Inventory of Historic Properties Form*. Mapping will include a site plan if more than one structure is located on the property. If the resource is recommended as eligible for the National Register, the site plan will delineate proposed National Register boundaries. In addition, a U.S.G.S. quadrangle map with the resource

location marked will be included with every Inventory Form.

- For a community, neighborhood, subdivision, or other grouping of buildings which pre-date a period of suburbanization (pre-1815) or which is potentially significant under the themes and property types developed in this historic context, a property description, historical narrative, National Register evaluation, photographs and mapping will be provided on a Maryland Inventory of Historic Properties form. The architectural description will begin with an overall site description followed by descriptions of representative individual structures within the community (including the model name if applicable). The owner's names and addresses for the individual houses described will be provided by SHA. The historical narrative will be based upon available documentation on the history of the community, neighborhood, subdivision etc. This narrative will include any available specific history on the developer, builder, and the buildings, as well as a discussion of the historical development of any relevant architectural styles or building forms. An evaluation and recommendation of the eligibility of the resource for the National Register of Historic Places will be conducted in accordance with the National Register Criteria for Evaluation and the registration requirements set forth in this historic context for the applicable property type. If eligibility is recommended, the significance statement will include the period of significance for the property. In addition, a proposed National Register boundary will be delineated, a verbal boundary description provided, and any non-contributing structures within the proposed boundary will be identified. 35mm black-and-white photographs (3" x 5") and color slides of selected structures within the community, subdivision, etc. will be provided, which illustrate the prevailing architectural styles and/or building forms within the grouping. In addition, streetscape photographs and slides will be provided in order to illustrate any community features, landscape features, etc. All photographs and slides will be labeled and presented in accordance with MHT requirements set forth in *Guidelines for Completing the Maryland Inventory of Historic Properties Form*. Mapping provided will include a Statewide Highway Grid Map with the location of the community marked. If the resource is recommended as eligible for the National Register, the site plan will delineate proposed National Register boundaries on a tax map. In addition, a U.S.G.S. quadrangle map with the resource location marked will be included with every Inventory Form.

#### E.4.2 Determination of Eligibility (DOE) Form

DOE forms will be prepared for all resources that have previously been surveyed and for all resources that clearly lack significance under this historic context or that clearly lack integrity. The form will include the following:

- For previously surveyed properties, a description of any changes which have occurred to the property since the previous survey will be conducted. The determination regarding the necessity of including this information will be based upon the completeness of the previous survey form and/ or the degree to which the resource has been altered since the previous survey. The historical significance of the property will be addressed only if 1) no previous determination of eligibility has been given by

MHT and 2) if the historical information provided on the previous inventory form is insufficient for such a determination to be made. If the historical significance section needs to be completed based upon the conditions above for a previously surveyed individual resource, research will include a deed search on the property. If the historical significance section needs to be completed based upon the conditions above for a previously surveyed community, neighborhood, subdivision, or other grouping of buildings, research will be conducted to determine, if possible, the developer or builder and any other history of the development and/or its residents. If no previous determination of eligibility has been made by MHT for the resource, its eligibility will be evaluated and a recommendation will be provided. This evaluation will be conducted in accordance with the National Register Criteria for Evaluation and the registration requirements set forth in this historic context for the applicable property type. If eligibility is recommended, the significance statement will include the period of significance for the property. In addition, a proposed National Register boundary will be delineated, a verbal boundary description provided, and any non-contributing structures within the proposed boundary will be identified. 35mm black-and-white photographs (5" x 7") and color slides of the resource will be provided, in accordance with MHT requirements set forth in *Guidelines for Completing the Maryland Inventory of Historic Properties Form*. For individual resources, a maximum of three (3) photographs will be provided. A maximum of ten (10) photographs will be provided for communities, neighborhoods, subdivisions, and groupings of buildings.

- For properties that have *not* been previously surveyed, including individual resources and communities, neighborhoods, subdivisions, or other groupings of buildings, the DOE form will provide a description, National Register eligibility evaluation, the statewide historic context form, photographs and a map. 35mm black-and-white photographs (5" x 7") and color slides of the resource will be provided, in accordance with MHT requirements set forth in *Guidelines for Completing the Maryland Inventory of Historic Properties Form*. For individual resources, a maximum of three (3) photographs will be provided. The resource will be identified on a tax map and USGS quad map.

Though the DOE form was designed for individual resources, it can be adapted for use with multiple resources (i.e. neighborhoods). The documentation for communities, neighborhoods, subdivisions, and groups of buildings will include the name of the subdivision, exterior boundaries, and location. The architectural description will begin with an overall site description followed by descriptions of representative individual structures within the community (including the model name if applicable). The owner's names and addresses for the individual houses described will be provided by SHA and added to a continuation sheet. 35mm black-and-white photographs (5" x 7") and color slides of the resource will be provided, in accordance with MHT requirements set forth in *Guidelines for Completing the Maryland Inventory of Historic Properties Form*. A maximum of ten (10) photographs illustrating individual resources and general streetscapes will be provided. The entire community will be identified on a USGS quad map and the individually described resources will be marked on a tax map.