

### ***D.3 Non-Residential Property Types***

Though residential neighborhoods and developments are a dominant property type in the suburban Washington, D.C. region, non-residential resources served a vital role in the growth of the suburbs. Non-residential property types such as commercial and industrial districts, community buildings, Federal facilities, and recreation areas both serviced the existing residential communities and provided an impetus for the creation of new residential growth.

#### ***D.3.1 Commercial Business Districts and Industrial Properties***

Commercial and business districts are integral to the suburban phenomenon. The increasing quantity of residential development outside urban areas necessitated services to support the daily life of residents. Commercial activity was drawn into the suburbs to supply the demand of the suburban 'pioneers'. Prior to commercial movement into suburbs, many residents relied on goods shipped from the city. An increase in local business added to the convenience of suburban life. Industries moved into the suburbs seeking plentiful and inexpensive land.

Early commercial properties were located along major transportation routes and in crossroad villages. Late nineteenth and early twentieth century commercial resources included commercial centers, as well as corner stores servicing small residential neighborhoods. Mid-twentieth century commercial enterprises represent a new age in commercial culture and aesthetics. Shopping centers, department stores, gas stations, diners, drive-in theaters and motels met the needs of consumers in an expedient, streamlined and automobile-oriented style.

##### ***D.3.1.1 Agricultural-Industrial Transition Period (1815-1870)***

Commercial development during this early period consisted of scattered businesses along major transportation corridors, at crossroads and community centers. These establishments serviced the farms, small villages and summer retreats that occupied the rural regions outside the city prior to the height of suburbanization. Typical commercial buildings of this period served several functions, including general store, hardware store, pharmacy, tavern and post office. The commercial building of the period used vernacular residential building forms altered to accommodate both the business and the proprietor. The characteristic building of this type was two-stories, with a front or side-gable roof. Typically, the building had separate entrances for public commercial use and private residential use. Enlarged windows on the first story displayed goods and advertisements and distinguished the function of the building.

At the end of the Agricultural-Industrial Transition period, single-function commercial buildings appeared at established commercial centers. These buildings could be one to two-stories in height, often with parapeted false-fronts resembling a detached row house form.

Industries outside Washington, D.C. prior to the suburbanization movement included gristmills, quarries and mines. These industries chose their location based upon the existing natural resources rather than the availability of work force. Many suburban developers prohibited industrial use of land within their communities.

#### D.3.1.2 Industrial/Urban Dominance Period (1870-1930)

In the 1870s, a surge of commercial development began within the suburbs. The periods of increased residential growth also spurred periods of commercial growth. The period from 1870 to 1930 is characterized by clusters of commercial structures. Large commercial centers along major transportation routes were established in thriving suburban areas during this period. In the nineteenth century, commercial buildings continued to be constructed using vernacular building forms, including the pedimented false-front form. By the late-nineteenth and early-twentieth centuries building forms became distinctly commercial. The function of the building would be portrayed by its size and ornament, as the facade became the advertisement for the building (Longstreth 1987, 13). A bank wishing to convey stability would construct a monumental stone structure, while a milliner could present a luxurious ornamental cast-iron facade. Similarly, live and movie theaters were generally recognizable from their distinctive façade design and form. Building type was dependent upon the function and intended use of the structure.

Many central business districts contained large multi-story buildings accommodating retail space on the first story and office or residential space on the upper floors. According to Richard Longstreth in *The Buildings of Main Street*, such multi-use commercial building types include the two and three-part commercial block, two and three-part vertical block and the stacked vertical block. For these building types, the function of the specific floors was distinguished on the exterior by a change in ornamentation. Building types popular for the construction of banks, theaters, post offices and municipal office buildings included the enframed window wall, temple-front, vault and central block with wings. These buildings were both monumental and highly ornamented and were favored for commercial buildings of important community status. The multi-story or ornamented buildings were suited for the high visibility of corner locations, while one-story office and retail structures filled-in the mid-block lots. Much of the central business district consisted of these rows of connected one-part commercial blocks constructed by speculators. The building created a rhythm of similar storefronts with repeated elements such as plate glass windows, entryways and cornice or parapet details.

Commercial structures continued to be constructed at crossroads and along major transportation corridors outside central business districts. Corner stores were a common commercial building type in newly developing residential neighborhoods (Rebeck 1987, 14). In developments that did not prohibit commercial structures, corner stores, often containing a grocery with residential space on the upper floors, occupied corner lots of prominent intersections.

The number of industrial properties increased after 1870 with the construction of railroads through the suburbs and development of towns without restrictive covenants.

Two gold mines and several stone quarries operated outside Washington, D.C. in Montgomery County. Other industries located near rail depots in towns such as Silver Spring, Kensington and Bethesda. Lumber yards, planing mills, building and coal supply companies, and concrete plants were among the industries to locate within these towns.

#### D.3.1.3 Modern Period (1930-1960)

The central commercial districts of the mid-twentieth century continued to expand in the same fashion as the previous period. The building forms remained the same, while the treatment of the facades changed to suit the popular styles of the time. During this period the shopping center emerged as a dominant commercial building type.

The shopping center evolved from one and two-part commercial block buildings located within traditional central business districts through the influence of the automobile. The commercial block of the shopping center differs from the central business district by its placement within a parking lot. The accommodation of automobiles changed the orientation of the commercial building with the road. The parking lot became a dominant visual feature of commercial buildings located along the automobile 'strip' of the mid-twentieth century. They sometimes included not only stores, but a movie theater as well. The shopping center generally abandoned traditional ornamentation for a streamlined design in the 1930s and later a simple, box-like form; however, it sometimes took on the architectural character of the surrounding neighborhood. The automobile-focused shopping center of the mid-twentieth century required enough land to accommodate the structure and the automobiles. Such land was not available within the highly developed central commercial districts of the late-nineteenth and early-twentieth centuries. Shopping centers represented a growing trend of constructing commercial structures outside established business centers, where land was plentiful and less expensive. Other businesses influenced by the automobile included office buildings and office parks, drive-in restaurants and theaters, motels and gas stations.

Large bottling companies, automobile repair shops, office and industrial parks characterize industrial development in the mid- to late-twentieth century. Both Coca-Cola and Canada Dry opened bottling companies in Silver Spring in the 1940s. Industrial parks dating to the 1960s and 1970s are complexes of utilitarian brick, concrete or metal-frame structures. The industrial park usually has ample parking for cars, loading docks for trucks and easy access to railroad lines or freeways.

#### D.3.1.4 Significance Assessment

Commercial and industrial property types can include resources eligible for the National Register of Historic Places under Criteria A, B and C. For eligibility under Criterion A, the resource must possess a strong association with suburban development and commercial/industrial trends. Commercial and industrial properties which demonstrate a direct relationship with residential development and which clearly represent commerce in the suburbs of Washington, D.C. may be considered a significant resource. Buildings and structures such as general stores, taverns and warehouses will likely

represent early commercial/industrial resources, while function-specific commercial buildings, departments stores, shopping centers, banks, post offices, lumber yards, automobile repair shops and industrial parks are anticipated to represent later periods of commercial/industrial development. In general, commercial and industrial enterprises in the Washington, D.C. suburbs were attracted by residential development and growing population. Therefore, the significance of commercial and industrial resources should also be assessed for significance within the general context of suburbanization.

Buildings and structures significant under Criterion A should retain integrity of location, design, materials and association. The historic function and form of the building must be evident and significant in the commercial history of the community.

Resources associated with commercial and industrial property types can be assessed for eligibility under National Register Criterion B, for association with persons of significance within our past. The resource must represent the significance of the individual within the suburban context. Examples include persons associated with the establishment of a major chain store, or the invention of significant innovations in commercial/industrial activities. Buildings and structures with such association should retain sufficient integrity of materials, design, setting and location to physically represent the contribution of the individual.

To be eligible under Criterion C, for architectural significance, the resource must retain the characteristics of its style, type, period or method of construction and convey its role in commercial/industrial history. Commercial and industrial resources may be significant for building form and style. Early commercial and industrial structures may use vernacular building forms with sparse architectural ornamentation but may be significant for their role in early commercial/industrial activity and their anticipated rarity. Commercial and industrial buildings from later periods use function-specific commercial building forms with greater consideration for ornament and style. Representative examples of typical commercial/industrial design or buildings that exhibit the ornamentation of a specific style may be eligible under Criterion C. The resources should retain excellent integrity of design, materials, workmanship, association, location and setting. In addition, all character-defining elements must be intact to be eligible under Criterion C.

### D.3.1.5 Character-Defining Elements

#### **Vernacular commercial buildings**

- Vernacular building forms adapted for commercial use (note: such structures should possess the character-defining elements of their building form and architectural style. However, some elements may not be applicable and additional commercial-specific features may exist);
- Larger windows on the first story;
- Separate entrances for commercial and residential use;
- Styles: Folk Victorian or simplified Victorian-era ornamentation, Italianate, Colonial Revival;
- Interior: commercial space on first floor, residential space on the second floor;
- Signage, advertisements on exterior;
- Outbuildings, including sheds and small barns.



Plate 23: Vernacular Commercial Building (10410-10414 Howard Avenue, Kensington, Montgomery County)

## Function-specific commercial buildings

- Building forms and architectural styles which accommodate use (departure from residential building forms);
- Facades that visually distinguish between commercial space and residential space or retail space and office space;
- Front facade is the dominant feature;
- Fenestration on the first story is larger than other floors, consisting of plate-glass windows with transoms;
- Doors on first story are wide with large lights;
- Cast iron or wood ornament is located on first story store front and on cornice;
- Usually has features of architectural styles such as Italianate, Colonial Revival, Tudor Revival, Neo-Classical, Beaux Arts and Spanish or Mediterranean Revival.



Plate 24: Function-specific Commercial Building (Rhode Island Avenue at Gallatin Street, Hyattsville, Prince George's County)

## Industrial buildings

- Most frequent examples are utilitarian structures of brick, stone or steel-frame;
- Plain walls;
- Orderly placement of windows;
- Modest ornamentation, often confined to the cornice;
- Separate entrances: pedestrian doorways and loading bays;
- Few openings in the facade of the structure in earlier examples;
- Later examples have large metal awning and hopper windows and paired or overhead doors.

## Industrial Parks

- Complex of structures, not necessarily within the same industry or dependent upon each other;
- Separation of functions between people and product: provides both office and warehouse/manufacturing space;



Plate 25: Industrial Building (Kenilworth Avenue, Edmonston, Prince George's County)

## Banks

- Building which includes banking hall, counting room, vault, and related offices;
- Buildings range from one-story to multiple-stories;
- Level of ornamentation or degree of architectural pretension illustrates the prosperity of the financial institution;
- Elements such as pilasters, engaged columns, temple-fronts or austere stone facades are common;
- Vault and teller's counters are interior public focal points;
- Interior architectural features continue architectural motifs of the exterior;
- Some suburban branch banks of the twentieth century are less conventional, using modern or current styles (Art Deco, Moderne, International, functionalism);
- Integration into shopping centers, addition of drive-in windows in the mid-twentieth century.



Plate 26: Bank (6950 Carroll Avenue, Takoma Park, Montgomery County)



## Shopping Centers

- Typically one-story with a linear plan;
- Complex includes one or more buildings with multiple retail stores, parking areas and related facilities;
- Unifying architectural style or features, such as identical storefronts and cornices, or a covered pedestrian walk;
- Anchor stores such as five and dimes, grocery stores or movie theaters in addition to smaller retail units;
- Visually dominant signs;
- Planned landscape features of a large scale are rare.



Plate 27: Shopping Center (Woodmoor Shopping Center, University Boulevard and Colesville Road, Four Corners, Montgomery County)

## Office Buildings and Office Parks

- generally multi-story;
- located in commercial center;
- constructed of brick, concrete, stone, steel-frame with various veneers;
- may include retail on first floor;
- variety of architectural styles;
- Setting of the office park incorporates landscape features such as planned vegetation, winding drives, and separate parking and loading areas (some include man-made ponds/lakes).



Plate 28: Office Building (Bank of America, 2601 University Boulevard, Wheaton, Montgomery County)

## Movie Theaters

- Principal decorative architectural elements on façade;
- Box office;
- Marquee;
- plate glass showcases;
- auditorium;
- constructed of brick, concrete, or stone;
- variety of architectural styles, often art moderne in the suburbs.



Plate 29: Movie Theater (Flower Theater, 8700 block of Flower Avenue, Takoma Park, Montgomery County)

## Garages, Gas stations and Auto Dealerships

- Generally modest structures with a small waiting room and garage bays (optional);
- Large plate glass windows in public areas;
- Early gas stations had gasoline pumps in front of the building and are covered by a canopy or extension of the main roof;
- Early examples are wood-frame;
- Later examples are of masonry/concrete block and/or steel-frame construction with brick, stucco, or porcelain-enamel-coated metal sheets;
- Rounded or angled corners;
- Ornamentation from architectural styles such as Art Deco or streamlined modern, Colonial Revival and Tudor Revival;
- Mid- and late-twentieth century auto-related facilities use functional and standardized designs.



Plate 30: Gas Station (Howard Avenue, Kensington, Montgomery County)

### D.3.2 Community Buildings

Community buildings include borough halls, armories, post offices, utility-related structures, schools, libraries, churches, police stations, firehouses, hospitals, and community centers. The majority of these buildings were constructed during the later periods of suburbanization, after the population had increased to warrant incorporation into towns, public facilities and the construction of sewers and water lines.

#### D.3.2.1 Agricultural-Industrial Transition Period (1815-1870)

Development during the early period of suburbanization occurred within planned communities, at crossroad villages, in rural areas and within the District of Columbia. Eventually, the residents of many planned communities had established community buildings through the efforts of community associations or the developer. These structures usually functioned as community centers, libraries or post offices, but could also serve as a municipal building if the community had incorporated. Residents of small villages and rural areas relied upon larger existing towns and the District of Columbia for many public services until the area had more fully developed.

The buildings constructed for public use during this period include schools and churches. These community resources were valuable institutions within society and a priority for establishment soon after the settlement of a region. Parcels of land were frequently donated by private landowners to the village or parish for the construction of schools and churches. Developers also reserved lots for buildings of public use, as the establishment of such institutions attracted more residents.

Schools and churches of this period were simple structures that used vernacular building forms and inexpensive materials. Schools were usually of wood-frame construction and one-story with a front or side-gable roof. Ornamentation was non-existent, with the possible exception of a bell tower. Many churches were simple, front-gable wood-frame structures, however, brick and stone were also popular construction materials. A greater number of churches than schools were constructed during this period at greater expense. The size, wealth and denomination of the parish were represented by the building's style, therefore prosperous congregations often built churches with greater ornamentation. By the mid- to late-nineteenth centuries, some church designs had departed from vernacular building forms altogether.

#### D.3.2.2 Industrial/Urban Dominance Period (1870-1930)

By the early-twentieth century, borough halls, post offices, libraries, police stations and firehouses were as commonplace as schools and churches as community buildings within the suburbs. These resources were established in existing towns or within planned communities. In the early decades of the twentieth century, volunteers founded and operated libraries, police stations and firehouses in existing buildings until funds could be raised for new structures. Post offices and borough halls moved from existing buildings during this period into buildings using formal architectural styles to portray their

prominence and importance within the community. Schools and churches increasingly used architects and academic building styles for new structures in this period.

Hospitals first moved into the suburbs under the belief that the rural environment was more healthful and to quarantine the ill. These early structures were constructed in the Picturesque styles of the late nineteenth century to convey the wealth of the benefactor or in rebellion against modern technology. In the early twentieth century, Hospitals were constructed as part of general public works improvements during the City Beautiful Movement (Gowans 1992, 181).

During the late nineteenth century and early twentieth century, many colleges and universities were founded in or moved to the suburbs. The number of people able to attend college increased during the twentieth century causing the creation of new campuses and the enlargement of existing facilities. Based on the City Beautiful Movement, the campuses have an axial plan, classically-inspired buildings and formal public spaces. The overall architectural style of the buildings tended to be consistent during this period, usually Colonial or Gothic Revival.

Clubs, associations and community groups raised funds for the construction of public amenities during this period. Heibert and MacMaster in *A Grateful Remembrance* describe several campaigns for community improvements by civic groups:

The Ladies Village Improvement Society of Linden held entertainments to raise money for improved walks and roads in Linden and Forest Glen. Woodside residents held socials to provide money for the Woodside School. The Kensington Hall Association built a town hall for lectures and public meetings (Heibert and MacMaster 1976, 232).

Until the second decade of the twentieth century, growth of the suburbs had been unregulated outside of Washington, D.C. The establishment of the Washington Suburban Sanitary Commission (WSSC) in 1916 and the Maryland-National Capital Park and Planning Commission (M-NCPPC) in 1927 began a new era of planned growth and supervision. The WSSC had control of a 95-square mile metropolitan district and purchased all of the existing water and sewerage systems within that district. The WSSC conducted a survey of the region in 1916 and 1917:

They found 53 miles of water mains and 60 miles of sewers in the entire district, providing service to only about 25 percent of the estimated 32,000 people living in the Maryland suburbs. They found not one of the 17 public water systems adequate for fire protection, and only seven met the minimum health standards for drinking water (Heibert and MacMaster 1976, 257).

The WSSC began a campaign in 1919 to upgrade existing utilities and extend water and sewer lines into undeveloped areas. The location of new public utilities influenced the location of new subdivisions as transportation corridors had in previous decades. The WSSC became the first planning agency in the area in 1922 when the

commission was granted the power to approve subdivision plans, to assure proper planning for water and sewer lines. The M-NCPPC drafted the first zoning ordinance in 1928. The ordinance excluded commercial uses from residential areas and established building setbacks of at least twenty-five feet, minimum lot width of fifty feet and minimum lot size of 5,000 square feet. The zoning ordinance established the M-NCPPC as the agency to grant approval of subdivision plans. The subdivision plans had to provide covenants and restrictions that provided for the protection of public health, safety, morality and welfare. Both the WSSC and the M-NCPPC constructed brick Colonial Revival structures in the Silver Spring area for their headquarters.

#### D.3.2.3 Modern Period (1930-1960)

The construction of buildings for public use increased with the growth of population and development during the twentieth century. New structures for post offices, police and fire stations were constructed in the 1930s and 1940s. Most of the structures were Colonial and Classical Revival that appropriately represented their public role in the community (Rebeck 1987, 21). In contrast were the increasing number of modern-style hospital facilities constructed in the suburbs. By embracing technology, use of the elevator, and specialized treatment wards, the form of the hospital was transformed by the mid-twentieth century. The style of these building became increasingly modern to emphasize science and technology.

Many existing colleges and universities during the Modern Period began to incorporate modern International style structures on their campuses, regardless of any previous architectural cohesion. Some new colleges adopted modern architecture from the beginning. A large number of students taking advantage higher education after World War II through the GI Bill caused a great need on many campuses for additional facilities. As with hospitals, the advanced technology was believed to be best suited in modern structures. Therefore, the traditional campus plan was often abandoned.

#### D.3.2.4 Significance Assessment

Local government and public buildings can be considered eligible for the National Register of Historic Places under Criteria A, B and C. Like commercial and industrial property types, most local government and public buildings played a secondary role in the establishment of early suburban communities, though the existence of these amenities facilitated convenient living.

For a property to be eligible under Criterion A, resources must possess a strong association with important events, activities, and trends. The structures should clearly represent the historic association for which they are significant through integrity of design, materials, and location. Resources from the nineteenth century are significant for their role in early suburbanization, a period when government and public buildings were rare. Local government and public buildings may derive their significance from an association

with minority groups, labor groups, or social clubs, or from an event such as the founding of an early African-American church or school in the suburbs.

Resources may be eligible under National Register Criterion B for an association with persons of significance in our past. The person must have made an important contribution to the history and development of the suburban region through an association with a social, educational, or religious institution, or governmental office. The properties should retain integrity of their design, materials, location, and association.

For eligibility under Criterion C, for architectural significance, the property should represent distinctive characteristics of its type, period, or method of construction. Early government and public buildings will be more significant for historic associations and scarcity than for architectural merit or integrity. Late-nineteenth and twentieth century government and public buildings will require greater architectural integrity and distinction due to an increased frequency of property type. In the Washington, D.C. area, the Colonial Revival style was most common, with examples of Gothic Revival, Neo-Classical, Moderne, and International styles exhibited in churches, schools, and borough halls. To be eligible under Criterion C, all character-defining elements must be intact.



### D.3.2.5 Character-Defining Elements

#### **Community Facilities including: Municipal Buildings, Fire Stations, and Libraries**

- Building and parking lot (sometimes located adjacent to community park);
- Constructed in formal style (pre-1950), functionalist building (post-1950);
- Possess CDEs of its architectural style;
- Focal point of building is public entrance (focal point of fire station is the garage bay or fire tower);
- Interior divided into public and office spaces, with meeting rooms (fire station is divided into equipment storage, office and living areas, often with banquet halls or meeting rooms);
- Grounds of building frequently have commemorative statues, monuments, art work.



Plate 31: Municipal Building (Maple Avenue, Takoma Park, Montgomery County)



Plate 32: Fire Station (8001 Connecticut Avenue, Chevy Chase, Montgomery County)



Plate 33: Library (Maple Avenue, Takoma Park, Montgomery County)

## Post Offices

- Formal architectural style representing important community function (similar to banks, borough/municipal halls);
- Should possess important characteristics of its architectural style;
- Branch post offices and later post offices are less ornate and more functionalistic;
- Early post offices were small vernacular structure using residential building form; building usually combined functions (i.e. general store and post office); one to two stories in height; symmetrical fenestration pattern.



Plate 34: Post Office (Gallatin Street, Hyattsville, Prince George's County)

## Religious Buildings

- Focus of design and ornamentation is on the shape of the roof, main entrance, windows and towers (if applicable);
- Front-gable orientation is most common;
- Variations on the front-gable design include the placement of the entrance, windows and tower or steeple;
- Wood-frame is the most common building material for vernacular churches; brick and brick veneer over wood-frame was also popular; load-bearing stone construction was used locally in the eighteenth and nineteenth centuries and examples are rare;
- The most frequent architectural styles applied to church buildings include: Neo-Classical, Greek Revival, Gothic Revival, Romanesque Revival, twentieth-century Period Revivals;
- Mid- to late-twentieth-century church design may eliminate references to historical precedent, remove ornament and experiment with new forms; brick and stone construction; plastered and painted poured concrete; smooth surfaces and light colors; exterior design of reserve, formality and self-control; interior plan is of rigid simplicity; ornament is simplified and in low relief.



Plate 35: Religious facility (10101 Connecticut Avenue, Chevy Chase, Montgomery County)

## Schools

- Large windows, bands of windows;
- Rhythmic facade resulting from the fenestration pattern and surface ornamentation;
- Exterior of wood, brick, or stucco veneer;
- Open setting, usually with playgrounds or athletic fields;
- Early school buildings utilized vernacular building forms and resembled other communal buildings such as meeting houses, small churches and town halls; constructed of log, wood-frame, stone or brick; bell tower; separate entrances for males and females.



Plate 36: School (8800 Carroll Avenue, Takoma Park, Montgomery County)

## Colleges and Universities

- Complex of structures;
- Academic facilities, residential facilities, athletic facilities;
- Site design and landscape features with the integration of collegiate landscape features such as quadrangle, open lawn, or informal parklike setting;
- Consistency of architectural design, architectural cohesion through consistent scale, or separation of the original campus core from later modern structures.



Plate 37: College (Columbia Union College, Flower Avenue, Takoma Park, Montgomery County)

## Hospitals

- Building and parking facility;
- Picturesque style (19<sup>th</sup> century), Classical Revival (late 19<sup>th</sup>–early 20<sup>th</sup> century), Modern/International styles (post 1920);
- Possess characteristics of its architectural style;
- Interior arranged by function, with specialized wards;
- Central entrance with specialized entrances (e.g. emergency);
- Landscaped grounds.



Plate 38: Hospitals (National Institutes of Health, Building #1, Bethesda, Montgomery County)

### D.3.3 Federal Facilities

The establishment of the Federal government in Washington, D.C. in the late 18<sup>th</sup> century began a building campaign that would continue into the present time. Construction of facilities includes single office buildings to house agencies, as well as complexes or campuses to maintain military, scientific, and medical institutions. It began with the development of Pierre L'Enfant's plan for the City of Washington and with competitions for the designs of the Capitol and the President's House.

#### D.3.3.1 Agricultural-Industrial Transition Period (1815-1870)

Although early construction of Federal facilities in the Washington, D.C. area occurred principally within or in very close proximity to the center of what eventually became the city, building of special facilities at the outer edges of the plan, in what were then still rural areas, began during this period. In the 1840s, three institutions were established which have endured into the present day. The U.S. Soldiers' and Airmen's Home, then known simply as the U.S. Soldiers' Home was founded on a farm north of the city as a home for invalid veterans. The government established a hospital for the insane at St. Elizabeth's, a rural site overlooking the city from the east side of the Anacostia River. Both of these facilities, which have since been surrounded by the city, developed over the years with large campuses that today reflect the evolution of architectural and landscape theories and tastes over the last 150 years. They include administrative, residential, medical, recreational, educational, and ecclesiastical buildings. Finally, in much closer proximity to the core of the city, the Naval Observatory was opened in 1844 to meet the practical needs of the U.S. Navy to study meteorology, hydrography, and astronomy. This institution also grew over time to include a campus of buildings and eventually had to be relocated from the city core so that light from the city would not interfere with telescopic observations.

During the Civil War, several forts were built around the perimeter of the city, again in what would have been considered rural areas or areas which were just beginning to be developed as suburbs. Today, little of these forts remains other than their location in a series of parks that ring the city.

#### D.3.3.2 Industrial/Urban Dominance Period (1870-1930)

This period principally saw the further development of existing Federal facilities. Both St. Elizabeth's and the U.S. Soldiers' Home underwent extensive expansions that included the construction of dozens of buildings designed by locally and nationally prominent architectural firms. Changes in the landscape plans of these institutions saw the movement away from the more free-flowing elements of the mid-19<sup>th</sup> century to the more formal designs of the City Beautiful movement.

It was also during this period that the Federal government became increasingly involved in scientific research to solve urgent public issues in a wide variety of areas, including health, environment, industry, and agriculture. It established several new



agencies, some of which would eventually be located in the suburbs of Washington, D.C. Although many of the new Federal agencies that were established at the end of the 19<sup>th</sup> and beginning of the 20<sup>th</sup> century were located in downtown Washington, some were established in the suburbs and outlying areas. Among these was Walter Reed Army Hospital, built at the very northern edge of the city in an area which was becoming established as a suburban area, and the Beltsville Agricultural Research Center.

#### D.3.3.3 Modern Period (1930-1960)

As the Federal government expanded during the 20<sup>th</sup> century, many Federal facilities were built in the outskirts of the city. There were two catalysts for this. One was the increasing lack of affordable developable space in downtown Washington, D.C., near the heart of the government after World War II, and the other was the threat of nuclear war.

Although the pre-World War II years within Washington, D.C. saw an enormous boom in Federal construction as evidenced by the building of the Federal Triangle, for instance, real estate within the city became increasingly scarcer and more expensive in the post-war years. As the Federal government grew and needed larger and larger spaces to house its existing, as well as new agencies, it began to look outside the city to locate its larger facilities. It was logical to place outside the city those facilities that naturally fit into a suburban or rural environment. Hospitals and research facilities that required a campus-like setting were among the first to be planned for the suburbs. These included the National Institutes of Health (1938) and Suitland Federal Center (1940s), as well as military facilities that specialized in research such as the David Taylor Model Basin (1937, now the Carderock Division of the Naval Surface Warfare Center), the Army Map Service (1943), and the White Oak Naval Surface Weapons Center (1948).

At the close of World War II with the dropping of atomic bombs on Japan and the threat of the Cold War, the U.S. government decided to decentralize the Federal government from Washington's core in anticipation of what would happen if the nation's capital were ever attacked. Under the partial pretext of alleviating congestion within downtown Washington, the General Services Administration worked with local county governments to establish plans for the relocation of several Federal agencies, as well as the establishment of new facilities, to the outskirts of the city. The result can be seen today with the wide variety of Federal complexes located around the Capital Beltway, some of which were built as recently as the 1990s.

#### D.3.3.4 Significance Assessment

Federal facilities will generally be considered eligible for listing in the National Register under Criteria A or C. However, there may be exceptions where Criterion B may apply. For eligibility under Criterion A, the Federal facility must possess an association with suburban development. It should represent the expansion of the Federal government and its impact on suburban growth and illustrate increasing regional planning and early efforts to relieve growth pressures. Federal Facilities significant under Criterion A should

retain the historic form and function and integrity of location, design, materials and setting. Their significance must be tied to specific government initiatives or circumstances in history, such as the need for improved public health or a response to the threat of nuclear war.

Federal facilities can be assessed for eligibility under National Register Criterion B, for association with persons of significance within our past. The resource must represent the significance of the individual within the contexts of suburbanization and growth of the Federal government. Examples include persons involved in the scientific discovery or military history. The resources should represent such an association through the retention of principal design features and integrity of location and materials.

To be eligible under Criterion C, the Federal facility should possess distinctive characteristics of its type, period or method of construction. The resources derive their significance from physical design or construction, including elements of architecture, landscape architecture, engineering, or artwork. They must retain integrity of design, setting, materials, feeling and association. Individual structures should retain sufficient integrity to convey the original design concept of the resource. In addition, original landscape features and amenities such as roads, walkways, light fixtures, and public spaces add to the overall significance of the resource. To be eligible under Criterion C, all character-defining elements must be intact.

D.3.3.5 Character-Defining Elements

- Planned, campus-like setting;
- Variety of building functions;
- Architectural cohesion;
- Possess character-defining elements of architectural style;
- Original function must be evident;
- Retain integrity of original plan and structures.



Plate 39: Federal Facility (Beltsville Agricultural Research Center, US Route 1, Beltsville, Prince George's County)

#### D.3.4 Recreation/Conservation Areas

The most prevalent form of recreation and conservation areas within the Washington, D.C. suburban region are country clubs and reserved park land owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and the National Park Service. Amusement parks and planned scenic parkways are also included in this category.

##### D.3.4.1 Agricultural-Industrial Transition Period (1815-1870)

Recreation and conservation areas were nearly non-existent during the first period of suburbanization. During the late-nineteenth century, the entire suburban region served as a refuge for city dwellers escaping into the countryside for a few hours. Carriage rides and walks were common forms of entertainment within the suburbs. Conservation of the natural countryside did not become a concern until it began to rapidly vanish in the early-twentieth century.

##### D.3.4.2 Industrial/Urban Dominance Period (1870-1930)

The construction of trolley and rail lines into the suburbs beginning in the 1870s generated more opportunities for 'destination-oriented' entertainment. Summer camps, Chautauquas, amusement parks and hotels along the rail lines encouraged excursions out of the city.

Religious camp meetings, such as Washington Grove in Montgomery County, were a popular destination outside the city. Begun in 1873 and located along the Baltimore and Ohio Railroad, Washington Grove was founded on 200 acres of land by Methodist clergy from Washington, D.C. According to the National Register of Historic Places Inventory-Nomination Form prepared in 1978, "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" (National Register of Historic Places Inventory-Nomination Form 1978, MHT# M-21-5).

Chautauquas, amusement parks and hotels were other destinations along trolley and rail lines. In 1889 the Glen-Echo-on-the-Potomac opened as an amusement park and residential area along the Potomac River west of Washington. The park was purchased by the Glen Echo Chautauqua Association in 1890 and operated until 1903, when it was converted back to an amusement park. Another popular destination during the late-nineteenth century was the Cabin John Bridge Hotel. Families were attracted to the property even after the demolition of the hotel and failure of an amusement park at the site.

Country clubs were established by developers of subdivisions to attract well-to-do residents and "contributed to the growing fashionable tone," of the suburbs (Heibert and MacMaster 1976, 266). The first club, the Chevy Chase Hunt Club, opened in 1892 and

was expanded into the Chevy Chase Country Club in 1895 with the construction of a golf course. The Columbia Country Club was founded in 1909 and was followed by the Woodmont Country Club, Burning Tree Country Club, Bannockburn Country Club, White Flint Country Club and Congressional Country Club in the 1920s. By the 1920s developers were integrating exclusive residential developments into the design of the country club. Kenwood, located west of Washington on the north side of River Road, combined a golf course and house sites in the late 1920s.

#### D.3.4.3 Modern Period (1930-1960)

The Modern Period (1930-1960) is characterized by recreation and conservation areas. The Maryland-National Capital Park and Planning Commission (M-NCPPC) began an active campaign of purchasing parkland, creating recreation areas and planning scenic parkways.

In 1947, recreational facilities of Montgomery County were unequaled by those of any other growing suburb. The Maryland-National Capital Park and Planning Commission had jurisdiction over Rock Creek Park (with 679 acres, including a recreation center, eight picnic grounds and four playgrounds), Sligo Park (with 159 acres, seven picnic areas and four playgrounds), Cabin John Park (with 65 acres, including a picnic area and playground), and the still undeveloped Northwest Branch Park. Other County facilities included Jessup Blair Park in Silver Spring and recreation centers in Bethesda and Kensington with softball diamonds and tennis courts. Federal park land along the George Washington Memorial Parkway to Great Falls amounted to 1,630 acres, all of it undeveloped (Heibert and MacMaster 1976, 340-341).

By 1966, the M-NCPPC had accumulated 8,477 acres in Montgomery County alone, and 11,644 acres by 1973. The M-NCPPC also acquired land within heavily developed sections of the Washington suburbs. Within the expanding Wheaton area, the M-NCPPC developed the Wheaton Regional Park in 1960. This model recreation area had a botanical garden, nature trail, campsites, tennis courts, ball fields, archery ranges and riding trails.

#### D.3.4.4 Significance Assessment

Recreation/conservation areas can be considered eligible under National Register Criteria A, B and C. For eligibility under Criterion A, the recreation and/or conservation area must possess an association with suburban development. Recreation areas should represent the movement of entertainment and social activity into the suburbs, while conservation areas illustrate increasing regional planning and early efforts to relieve growth pressures. Recreation and conservation areas significant under Criterion A should retain the historic form and function and integrity of location, design, materials and setting.

Recreation and conservation areas can be assessed for eligibility under National Register Criterion B, for association with persons of significance within our past. The resource must represent the significance of the individual within the contexts of suburbanization, recreation development or conservation/park planning. Examples include persons involved in the development of important amusement parks, Chautauquas or country clubs, or significant landscape architects involved in the design of a park or parkway. The resources should represent such an association through the retention of principal design features and integrity of location and materials.

To be eligible under Criterion C, the recreation or conservation area should possess distinctive characteristics of its type, period or method of construction. The resources derive their significance from physical design or construction, including elements of architecture, landscape architecture, engineering, or artwork. Recreation and conservation areas must retain integrity of design, setting, materials, feeling and association. Individual structures should retain sufficient integrity to convey the original design concept of the resource. In addition, original landscape features and amenities such as roads, walkways, light fixtures and public spaces add to the overall significance of the resource. To be eligible under Criterion C, all character-defining elements must be intact.

#### D.3.4.5 Character-Defining Elements

##### **Country Clubs**

- Presence of club house (or dining facility) and focus on one or more of the following activities: golf, swimming, tennis, boating, horseback riding;
- Club house utilizes residential building form, often employing academic architectural styles (common styles include Colonial Revival and Neo-Classical)
- Entrance gate, many with guard house;
- Winding service roads within property;
- Varying topography;
- Naturalistic landscape design.



Plate 40: Country Club (Columbia Country Club, Connecticut Avenue, Chevy Chase, Montgomery County)

## Amusement Parks

- Division of park into amusement (rides) and recreation (picnic) areas;
- Winding and intertwining pathways, often with main allée of games and food vendors at entrance; well-planned circulating pattern;
- Gateway entrance: often elaborate structure which establishes the architectural theme used throughout the park;
- Mechanical rides including (but not exclusive to): carousel, roller coaster, ferris wheel;
- Natural (or man-made) features such as lakes, streams, rivers;
- Visual focal points using key buildings, vegetation or landscape architecture; view of an important structure from the entry gate;
- Whimsical architectural styles;
- Pavilions for picnicking, dining and/or dancing.



Plate 41: Amusement Park (Glen Echo Park, Glen Echo, Montgomery County)



## Parkways

- Non-commercial motoring;
- Single- and dual-lane road that fits the natural topographic contours;
- Variable-width medians separate lanes, when possible;
- Indigenous vegetation has been preserved, maintained and encouraged, especially as right-of-way buffer from adjacent property owners;
- Limited access and few at-grade crossings which enhance factors of speed and safety;
- Private access, commercial frontage and commercial signage is banned;
- Bridges, culverts, walls and similar structures are designed as harmonious complements to the natural environment.



Plate 42: Parkway (Suitland Parkway at Capital Beltway (I-495), Prince George's County)