



A historic context, policy, and theme analysis to inform scenario plans for the Fairland & Briggs Chaney Master Plan area

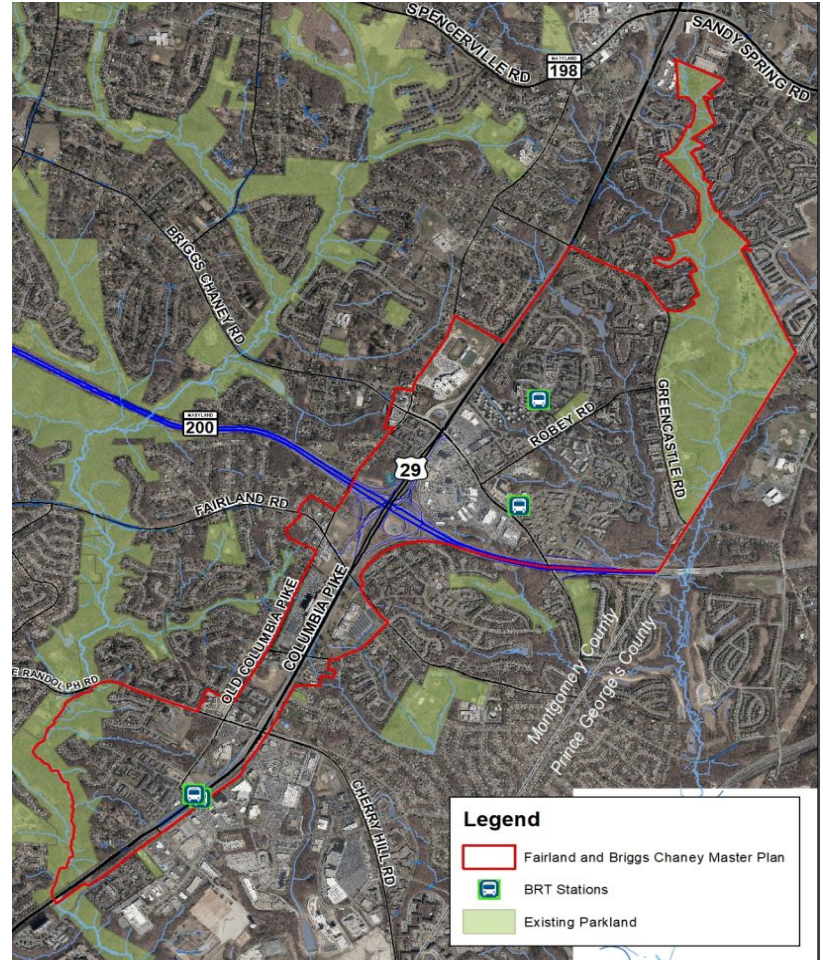
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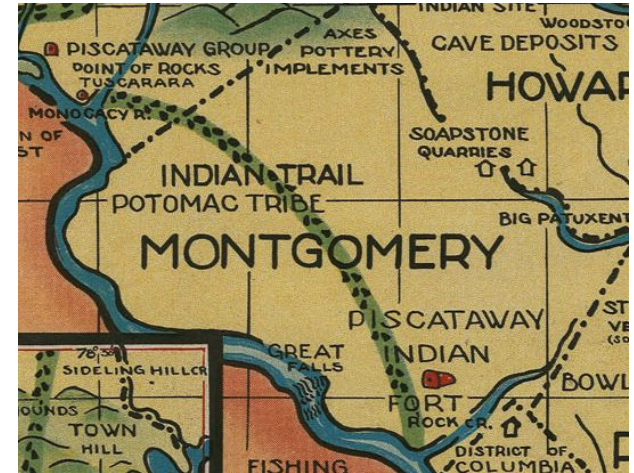
Introduction

- Background
- Four Phase Approach
 - Historical Context
 - Stakeholder & Policy Research
 - Trend Analysis
 - Scenario Planning
- Overview of Today's Presentation



Historical Context - 11,000 BCE - 1808

- 11,000 BCE+: Land that comprises “Maryland” has been home to many diverse and dynamic indigenous groups.
 - By 1,000 BCE: “Maryland” is home to 8,000+ Indigenous peoples and over 40 different tribes
- 1642: European colonization begins in St. Mary’s City
 - Area that comprises modern Montgomery County occupied by Potomac and Piscataway tribes
- 17th-18th centuries
 - Early formation of large plantations and small farms
 - Introduction of chattel slavery
 - 1777: Formation of ‘Montgomery County’



From Thelma Groth's map, "Indian Tribes of the State of Maryland," 1935.

Historical Context - 1808-1941

- Early to mid-19th century:
 - Diversification of agricultural outputs
 - Enslaved population fluctuates throughout the 19th century
 - Increased infrastructure projects including the Chesapeake and Ohio Canal.
 - Small and fluctuating population of farms owned by free Black individuals
- Post-Civil War
 - Fairland remains rural in character
 - Evidence of a small African American farming community
- Early 20th century
 - Population increases; beginnings of suburbanization
 - Increased connection between MoCo and D.C.



Sarah Lee family grave marker (Photo courtesy of Vivian Eicke)

Historical Context - 20th Century Development

1960s: Rezoning leads to density and auto-centric suburbanization
General Plan (1964), Fairland-Beltsville Plan (1968), Auto Park (1968)

1970s: Residential growth, metro expansion, HP Master Plan
*Rural and rural cluster zones (1974), DC metro rail expansion (1976),
Historic Preservation Master Plan (1979)*

1980s: Peak of commercial and residential development
Eastern Montgomery MP (1981), Annual Growth Policy (1987)

1990s: Growth slows, focus on neighborhoods, transit, environment
Fairland Masterplan (1997)

2000s: Auto-centric infrastructure planning
Construction of ICC begins, documentation of historic sites

2010s: Realization of infrastructure
ICC fully operational (2014), BRT service begins (2020)



1968 Fairland-Beltsville Plan (proposed) - maybe replace this?

Existing Historic Resources

- About 12 individual historic resources within the Fairland and Briggs Chaney Master Plan area
- 2 resources are eligible for listing on the National Register of Historic Places:
 - The Conley House/Green Ridge built c. 1910: Classical Revival style
 - The Lacy Shaw House built in 1924: American Bungalow style
- Archaeological sites
 - Some destroyed, but some may be eligible for listing on the National Register



Top: The Conley House/Green Ridge, photo by Michael Dwyer
Bottom: The Lacy Shaw House, photo by Caroline Hall

Natural Resources

Geology:

Northern Piedmont Plateau, edge of SE Coastal Plain

Watersheds:

Primary: Anacostia | Sub: Paint Branch, Little Paint Branch

Environments:

Wetlands, Riparian, Upland

Habitats:

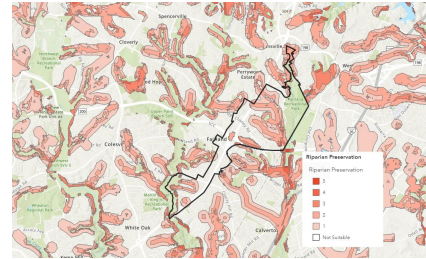
Terrestrial: plants, mammals, and birds

Aquatic: plants, fish, reptiles

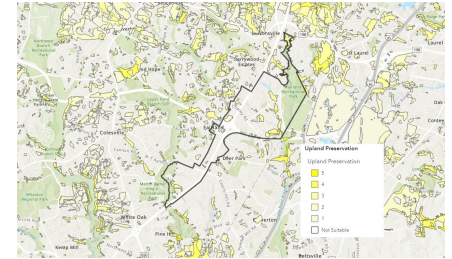
Benefits:

Conservation of ecosystems, social/physical health, \$1.78 million in ecosystem services

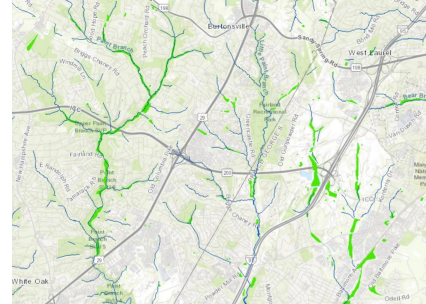
Riparian



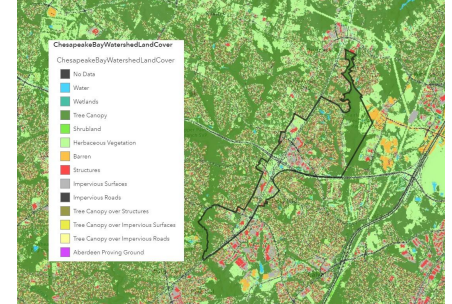
Upland



Wetlands



Land Types



Chesapeake Conservancy Landcover within the Fairland and Briggs Chaney Master Plan Area. Data from EPA's Watershed Resources Registry of Maryland (WRR)
Credit: Winnie Cargill

Engagement

- Social Media Analysis
- Listening Sessions
- Burtonsville Day

Montgomery Parks
September 4 at 6:10 PM · 🌳

Introduce your child to mountain biking with our FREE Roots to Rocks Youth Mountain Bike Ride Sunday, September 12, 10 am to 12 pm, at Fairland Recreational Park.

Bring your bike and helmet. Lessons, short to medium rides. Best for ages ten to seventeen:
<https://mocoparks.org/3jfa8Qo>.

MONTGOMERY PARKS

ROOTS TO ROCKS
YOUTH MOUNTAIN BIKE RIDE

September 12, 10 am to 12 pm

UGANDANS IN DMV
UGANDA DC CRANES VS KENYA HARAMBEE STARS

JULY 4 • 1PM-7PM
FAIRLAND SOCCER FIELD, 3806 GREENCASTLE RD, BURTONSVILLE, MD 20886
SOCCER BEGINS AT 4PM

JULY 4TH COMMUNITY GATHERING & PICNIC

DONATIONS OF DRINKS, FOOD OR CASH TO DANIEL KAWUMA AT (651) 278-6724

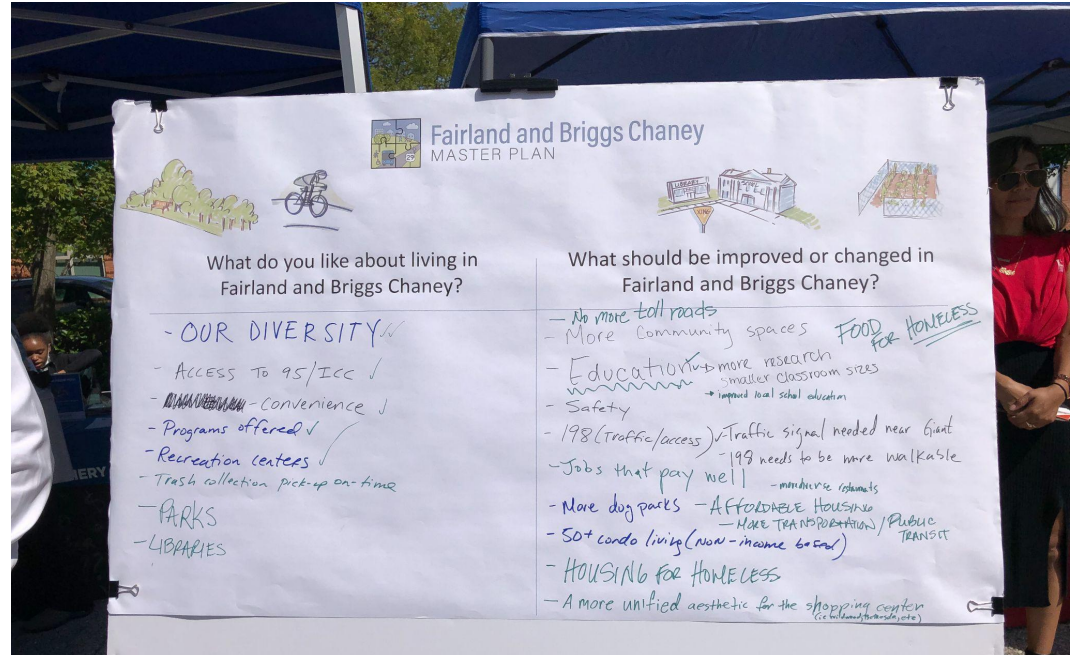


Photo from Burtonsville Day, taken by Samantha Lee.

Screenshots taken by Devon Murtha from Facebook groups.

Trend Analysis

- Climate Change
- Economic Benefits to Economically Disadvantaged
- Heritage-led Development



Top: Fairland Recreational Park, Bottom: Briggs Chaney MarketPlace (aerial)





What is Scenario Planning?

- A tool to determine how preservationists can adapt and respond to evolving needs and future conditions in the Fairland and Briggs Chaney Master Plan area
- Offers a guiding framework for decision making
- Three scenarios
 - Status Quo
 - Reformist
 - Revolutionary
- Major themes include the future of the area's culture resources, historic designation eligibility, environmental concerns, community identity, and the role of the preservation profession



Status Quo

- Status quo scenario planning refers to scenarios in which current trends and policies continue without any major changes. This type of scenario presents an opportunity to analyze the impacts of inactivity.



Status Quo Vision for 2031

- Current cultural resources, like the Auto Park, are retained and continue to be eligible for national recognition. However, they continue to hold an important role in community identity and development.
- The climate crisis continues to impact the region and places a strain on preserving the natural and cultural landscapes.
- The preservation profession is an interdisciplinary field that continues to adapt to changing cultural and societal realities.



Cultural Resources

Visions:

- The Auto Park is used as a commercial center and is a cultural landmark for the community.

Objectives:

- Retain the current use of the autopark.
- Research on automobile-related infrastructure.



Historic Preservation Criteria & Eligibility

Visions:

- There are a limited number of cultural resources eligible for the National register.
- There are limited existing cultural resources.

Objectives:

- Criteria for eligibility on the National Register of Historic Places will remain the same.
- Historic preservation department will provide more resources for interested property owners.



Conservation

Visions:

- The climate crisis puts the built and natural environments at further risk.

Objectives:

- Implement the Montgomery County Climate Action Plan.
- Continue to receive and implement public input on the climate mitigation efforts as allowed by existing policy.



Community Identity & Collaboration

Visions:

- The community will have a stronger sense of identity that is separate from the surrounding areas and developed from existing cultural resources in the community.

Objectives:

- Preserve and maintain current recreational and community spaces.
- Communicate the history of the Fairland and Briggs Chaney area.



Preservation Profession

Visions:

- The preservation profession retain a regulatory role within County Planning Departments.
- The preservation profession retains an interdisciplinary approach.

Objectives:

- Promote more Historic Context Studies in the Fairland study area.
- The preservation profession continues to collaborate with other disciplines: anthropology, sociology, archaeology, architecture, and community organizations.



Reformist

- Advocates for reform in the existing traditions, regulations, and practices of the historic preservation field.
- Explores the potential future impacts of the application of revised preservation best practices to traditional preservation tools, ideas, practices, and models at the local, state, and national levels.



Reformist Vision for 2031

- Community collaboration is the main driver for local preservation; community members are considered the experts of their own cultural resources, which are preserved to reflect community values
- Planners recognize the value of adaptive reuse and preservation as part of a sustainable future, and create policy accordingly
- Autopark strikes a balance of existing services and new, greener services to adapt to changing automotive technology
- Local heritage is communicated effectively to both residents and visitors
- Historic resources are maintained for the benefit of future generations



Cultural Resources

Vision:

- Fairland & Briggs Chaney area retains the economic and cultural benefits of the Auto Park in the future.

Objectives:

- Auto Park retains much of its historic character. Over time the buildings adapt to service and sell cars with developing green technology.



Historic Preservation Criteria

Visions:

- More historic resources in Fairland are eligible for National Register listing which represent the area's diverse history
- More resources become eligible for National Register listing because they have been properly maintained

Objectives:

- Integrity standards need to be modified
- Restoring integrity is possible
- Fairland residents have access to more preservation resources for their own homes
- Integrity only relevant to properties nominated under Criterion C



Conservation

Visions:

- Fairland & Briggs Chaney area becomes a more environmentally sustainable area and becomes more resilient towards potential/future impacts of climate change
- Montgomery County works towards sustainability using historic preservation techniques and methodologies

Objectives:

- Ecological areas including riparian zones, uplands, wetlands, and stormwater natural infrastructure will be actively protected and maintained
- Historic buildings will be adaptively reused, thus furthering both sustainability and economic growth in Fairland and Briggs Chaney



Community Identity & Collaboration

Visions:

- Fairland residents develop a stronger named community identity, which reflects and includes community values
- The history of Fairland Recreation Park (and smaller parks) is made communicable to both residents and visitors.
- Fairland historic resources represent the community's values

Objectives:

- Streets and major areas are renamed to better reflect community values
- Preservationists and the community collaborate to understand more of the history of the area
- Fairland residents are continually involved in value determinations for historic resources



Preservation Profession

Vision:

- More historic and cultural resources in Montgomery County and those in the Fairland and Briggs Chaney Master Plan area will be preserved.

Objectives:

- Montgomery County residents who own historic properties/resources will have access to more funding even if not listed/designated



Revolutionary Scenario

- Exceeds the limitations imposed by contemporary practice
- Draws from current trends and hypothesizes what the future condition could be if traditional regulatory, economic, and social notions are blurred



Revolutionary Vision for 2050

The revolutionary scenario for Fairland and Briggs Chaney envisions that:

- current community networks are now stronger because bureaucratic processes have been eliminated
- socioeconomic status has been deemphasized
- inclusivity, equity, and environmental justice normalized as social and institutional values
- preservation is valued as an intrinsic good; a method for conservation and upcycling



A Vision for **Cultural Resources**

- The community is empowered to retain their existing tangible and intangible assets and leverages them to solidify their communal network and quality of life
- People have devalued historic aesthetics and value is based on continued use of resources
 - value increases as more people live, benefit, and add to the history of resources
- Sites such as the Auto Park and Verizon Building showcase how the radical reuse of existing structures can improve quality of life



Cultural Resources

Objectives

- Fairland and Briggs Chaney **pioneers** the transition from traditional to **green transportation**
- Auto Park becomes an innovation hub

Strategies:

- promote research + green commerce
- auto-era history interpreted and curated
- environmental remediation



A Vision for **Historic Preservation Criteria**

- An adaptive framework has replaced current preservation criteria, responsive and adaptable to **local needs and community values**
- Preservation and conservation represents the community's current identity
- Aging national, state, and local acts have been rewritten to be inclusive of intangible and **recent histories**
- Property ownership has been devalued



Historic Preservation Criteria

Objectives:

- Preservation criteria is dynamic to local needs
- Reuse of resources preserve history of the area *and* provide for the needs of the community
- Preservation equally benefits non-property owners
- NRHP, MIHP, Montgomery MPHP provide protections for intangible, recent histories

Strategies

- Significance prioritized over tangible integrity
- Participatory Action Research integrated into the identification and nomination of community valued resources
- Dynamic reuse of multi-family housing accommodates green initiatives and technologies
- Preservation activities rewarded regardless of ownership



A Vision for **Environmental Conservation**

- Due to current emphasis on environmental protection and loss of historic resources, preservation and conservation policy has been integrated within Fairland and Briggs Chaney; historic resources and environmental resources have become part of the community's identity. The preservation of wetland, riparian, upland, and stormwater management areas are thriving due to earlier policy initiatives, and the ecosystems have begun to successfully mitigate the damages due to auto-centric development.



Environmental Conservation Con.

Objectives

- Conservation practice become the main avenues for preservation work
- Conservation of environmental resources are integrated into current preservation practices
- Preservation is environmental conservation
- Historic resources are viewed as a historic environment
- Conservation of environmental resources are integrated into current preservation practices

Strategies

- Protection of Intangible heritage follows format of World Heritage Criteria, and becomes integrated into existing local preservation practices
- No land clearing if open plots exist
- Existing building stock is utilized before new developments are approved
- Any development will be offset via a purchase/protection of open land at a 2:1 ratio



A Vision for **Community Identity & Collaboration**

- After experiencing supply chain shortages and inflation, the Fairland and Briggs Chaney area has followed a national trend and positioned itself as a sustainable local economy. Local industry and food production has been incentivized through progressive land use policy and vocational training; the area has realized its potential as a cradle to cradle society.



Community Identity & Collaboration Con.

Objectives:

- Regenerative (self-sustaining) Society
- Fairland Briggs-Chaney residents have full access to fresh veggies etc.

Strategies:

- Re-use of the Verizon Building into a hydroponic farm to aid in local food production
- Trade expansion is limited
- Limits to international and state imports on goods that can be generated in the community
- To meet other needs trade networks are established with local communities
- Land Repatriation
- Integration of sustainable agricultural practices and open spaces
- Revive local economies, practices, traditions



A Vision for **Preservation Profession**

Need to work-out



A Vision for Preservation Profession

Objectives:

- Preservation as a licensed profession becomes more prevalent
- This results in more jobs outside of conventional preservation jobs available today that allows for a more diverse profession.

Strategies:

- Community value of structures is recognized as worthy of preservation and adaptive reuse is encouraged over concerns like outdated definitions of integrity.
- Conservation and preservation is integrated into grade school curriculum
- Master's degree is no longer a professional requirement
- Historic preservation returns to community driven projects rather than through relying on government recognitions and honors.
- Community value of structures is recognized as worthy of preservation and adaptive reuse is encouraged over concerns like outdated definitions of integrity.



Conclusion

- The Fairland and Briggs Chaney Master Plan area
- Future Areas of Study
 - Agricultural History of the Fairland area
 - History of African American land ownership
 - History/heritage of the Auto Park
 - Exploring and developing more cohesive community identity



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