



MEMO

TO: Historic Resources Commission
FROM: Dennis Enslinger, Assistant City Manager
DATE: December 3, 2014
SUBJECT: Former Consumer Product Safety Commission (CPSC)/NIKE Site

Background:

The Department of Parks, Recreation & Culture began working with the United States Department of the Interior National Park Service in 2010 to look at the possibility of acquiring the 9.54 acre former Consumer Product Safety Commission (CPSC)/NIKE campus. Formal declaration of interest in acquiring the property was issued to the Department of the Interior in the summer of 2012. The City's application for acquisition was approved later that year with the condition that the area be used as a public park/recreational purposes. A Quick Claim Deed was executed and filed on January 24, 2014.

History and Condition of the Site:

The 9.54 acre campus was used as an associated support facility for the U.S. Army NIKE missile system (1955-1975). The site includes ten facilities/buildings. From 1975-2012 the area was used by the Consumer Product Safety Commission for the testing of consumer products.

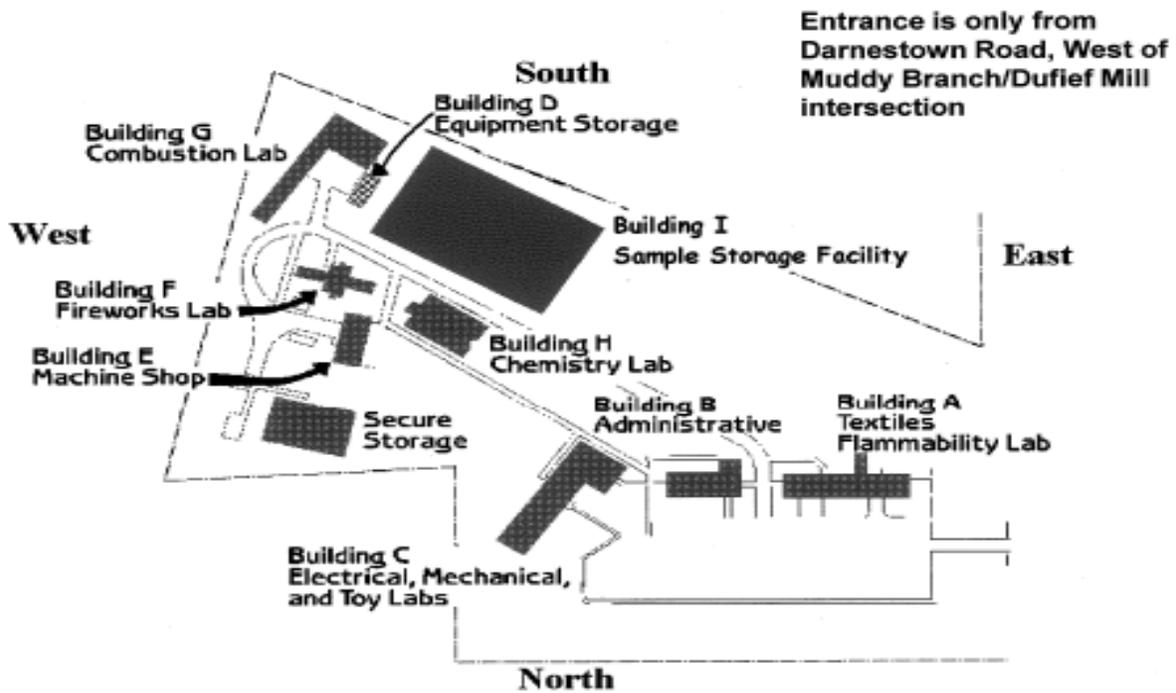
Prior to the City's acquisition the following structures were removed from the site:

- Helicopter pad
- Old diesel generators
- Old oil tanks (soil was then cleaned and tested)
- Building D and Secure Storage
- The tunnel that was used to connect this area with the NIKE site was filled
- The copper wire located in the Stormwater Management area was removed

Of the nine extant buildings on site, seven (7) buildings are confirmed 50 years or older and date to circa 1957. According to a 1957 Aerial Photography Buildings A, B, C, E, F, G, Gatehouse were in place at that time. Buildings H (c.1993) and I (c.2003) are not 50-years or older. Documentation and interviews indicate the site was used as an associated support facility for the main site Nike Missile site which is located approximately .75 miles from the subject site. All of the subject buildings have been significantly modified since their original construction and had significant changes in use when the facility was converted to the Consumer Product Safety Commission for testing consumer products.

In 2001, the Maryland Historic Trust conducted National Register Eligibility Review and determined that the buildings have no historical significance and therefore are underserving of historic designation (see attached). Staff confirmed with the Maryland Historic Trust that the 2001 review was still valid (see attached email).

CPSC Laboratory - Current Facilities Layout



Building Location	Square Footage	Approximate Construction Date	Former Use/Special Features Comments
A	4,066	1957	Textiles Flammability Lab
B	2,320	1957	Administrative
C	6,503	1957	Electrical, Mechanical and Toy Labs. This building has men's/women's showers.
E	1,438	1957	REC Equipment - Machine Shop - had compressed air
F	503	1957	VEH test - Fireworks Lab
G	1,413	1957/1970	POW Equipment - 120 feet long, Combustion Lab – Natural gas entrance to property
H	3,300	1993	Chemistry Lab – Had a single pass air with six air changes an hour. Also had hazardous storage
I	18,000	2003	2,000 square feet is office area. Storage facility. Three roller doors, roof to floor – 15' to 18' slope, 30' floor span of poles, no regular AC (kept at temperatures from 65 to 85 degrees)

Notes: A gatehouse/security building (ca.1957) is at entrance of the property, but not shown on the above map.

The following is a brief summary of the existing conditions of the site and associated buildings which are 50 years or older. To help place the site into greater context an aerial photo has been provided on page 6.

Property Access and Site Conditions

- The only entrance is located off of Darnestown Road, west of Muddy Branch/Dufief Mill intersection; traffic is limited to right-in and right-out movements
- Existing parking accommodations contain approximately 40 spaces
- Given the topography of the site there are some minor drainage/water runoff issues
- The site is in close proximity to surrounding residential properties

Buildings

- Most are ill-suited for adaptation to recreational use
- All except the Building I: Warehouse contain mold on the interior; some contain mold on the interior and exterior

<u>Building</u>	<u>Building Element/Issue</u>	<u>Condition</u>
Building A: Textiles/ Burn Lab	Roof	fair condition
	Ceiling	poor condition
	Electrical ;high capacity	excessive damage; poor condition
	HVAC	good condition
	Plumbing	excessive damage; poor condition
	Flooring	poor condition
	Walls	several penetrations; poor condition; mold
	Chimney	unsafe condition
Building B: Administrative	Roof	several leaks; poor condition
	Ceiling	poor condition
	Electrical	poor condition
	HVAC	poor condition
	Plumbing	poor condition
	Flooring	poor condition
	Walls	poor condition; mold
Building C Mechanical Labs	Roof	good condition
	Ceiling	poor condition
	Electrical	poor condition
	HVAC	poor condition
	Plumbing	poor condition
	Flooring	poor condition
	Walls	poor condition; extensive mold
	Chimney	unsafe condition

Building	Building Element/Issue	Condition
Building E: Machine Shop/Storage	Roof	good condition
	Ceiling	poor condition
	Electrical	poor condition; major issues
	HVAC	poor condition
	Plumbing	poor condition; major issues
	Flooring	fair condition
	Walls	poor condition; mold
	Exterior Grading	needs improvement
Building F: Fireworks Lab	Roof	poor condition
	Electrical	poor condition; major issues
	HVAC	Poor condition; major issues
	Plumbing	poor condition
	Flooring	fair condition
	Walls	poor condition; mold
Building G:Combustion Lab	Roof	good condition
	Electrical	poor condition
	HVAC	poor condition
	Plumbing	poor condition
	Flooring	fair condition
	Walls	poor condition
	Exterior Grading	needs improvement
Gatehouse/Security Bldg	Roof	poor condition
	Electrical	poor condition
	HVAC	poor condition
	Plumbing	n/a
	Flooring	fair condition
	Walls	poor condition; mold

After assessing the current condition of the structures and the lack of historical significance of the site, staff recommended demolition of all the structures with the exception of Building I: Warehouse to the Mayor and City Council. The Mayor and City Council held a work session on June 30, 2014 and directed staff to proceed with the demolition process for Buildings A, B, C, E, F, G , H and Gatehouse.

Because Buildings A, B, C, E, F, G, and the Gatehouse are in excess of 50 years of age, Staff is requesting that the Historic District Commission review their potential historic or architectural significance under the criteria specified in §24-226 of the Gaithersburg City Code.

Attachments:

Maryland Historical Trust National Register Eligibility Review Form 2001

Email form the Maryland Historic Trust confirming the 2001 ineligibility findings

Photographs of Buildings A, B, C, E, F, G and the Gatehouse

Aerial Image of the Site

