ATTACHMENT A

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 8, 2009

MEMORANDUM

TO: Montgomery County Planning Board

FROM: John A. Carter, Chief JAC
Urban Design and Preservation Division

Calvin Nelson, Urban Designer
Urban Design and Preservation Division

Tony Pins, Urban Designer
Urban Design and Preservation Division

SUBJECT: Draft Urban Design Guidelines for the
Life Sciences Center in the Gaithersburg West Master Plan

STAFF RECOMMENDATION

Approval to proceed

The Draft Urban Design Guidelines for the Life Sciences Center illustrate and support recommendations for the Gaithersburg West Master Plan. With the exception of the standards for the right-of-way, the guidelines do not regulate or mandate specific building forms.

DISCUSSION

The Germantown, White Flint and Gaithersburg master plans presently underway in the I-270 Corridor will each have urban design guidelines. The combination of a comprehensive master plan with urban design guidelines will provide a unique planning tool for the corridor.

The Urban Design Guidelines for the Life Sciences Center in the Gaithersburg West Master Plan are intended to:

- Foster design excellence in accordance with the recommendations in the master plan
- Clarify design expectations for streets, open spaces and buildings
- Provide guidance in accordance with the master plan that recognizes the need for flexibility

Scope of the Design Guidelines

The enclosed document provides design guidance for visualizing the Life Sciences Center community as follows:

- **Streets** Using the framework established in the Gaithersburg West Master Plan, the design guidelines establish the character for the Corridor Cities Transitway and the street network in accordance with the standards in the Road Code.
- **Open Spaces** The Gaithersburg West Master Plan, in accordance with the open space concept in the design guidelines, establish specific recommendations to protect the stream valleys, provide active recreation, and create civic spaces necessary to serve this unique community.
- **Buildings** The design guidelines expand the guidance in the Gaithersburg West Master Plan for building form and heights. The guidelines foster the creative design of a science and research center, a new residential community, and important transitions to adjacent residential neighborhoods.

Outreach and Coordination

The staff presented the draft guidelines to the Gaithersburg Community and to the County Executive in March. The staff continues to work with the County Executive and other interested parties on the preparation of the Urban Design Guidelines for the Life Sciences Center.

NEXT STEPS

- Incorporate any Planning Board modifications to the master plan into the draft guidelines
- Send the draft guidelines to the County Council for information during the worksessions on the Gaithersburg West Master Plan
- Hold worksessions, revise the guidelines, and approve the urban design guidelines by the Planning Board after the County Council approves the Sector Plan

Attachment:

- Draft Urban Design Guidelines for the Life Sciences Center in the Gaithersburg West Master Plan, dated May 2009

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Appendix 4: Parks and Open Space

Parks are essential components of community life. They provide for community gathering, foster a sense of place, and encourage environmental stewardship. In order to contribute to community character and quality of life, the location, size, amount, and type of parks should be carefully planned. Parks, open spaces, and trails should be designed as part of a comprehensive open space system that contributes to a sustainable community. To achieve this goal, an interconnected pedestrian and bike path system should link neighborhoods to parks and other destinations.

The Maryland-National Capital Park and Planning Commission made an early commitment to environmental stewardship and conservation when it was first formed in 1927 and began acquiring land surrounding the stream valley parks. This commitment provided the policy framework for the Wedges and Corridors concept in the 1964 General Plan (and subsequent 1993 *General Plan Refinement*) and has become an important principle that guides a wide range of planning and regulatory programs and projects.

County parks have been developed as a unified, interrelated system providing active and passive recreation as well as conserving resources throughout the County. Currently, the County's park system totals more than 34,000 acres, including 12,000 acres of stream valley parks that provide interconnected greenways. The challenge for the park system is to provide an adequate balance between the need for active recreation facilities for the County's expanding population while preserving and protecting our natural resources.

The Land Preservation, Parks, and Recreation Plan (LPPRP) is updated every five years. The document provides a comprehensive set of recommendations and policy guidelines for future park development. During the process of updating a master plan such as the *Gaithersburg West Master Plan*, park and natural resource issues are reviewed and recommendations are provided. Collaboration among the Environmental Planning, Park Planning, and the Urban Design sections provides comprehensive and sustainable solutions.

A master plan update assesses the adequacy of existing recreational facilities and whether new resources should be provided for existing and future users. As the County nears build out and vacant land becomes scarce, it is critical for plans to address an area's active and passive recreational needs and determine whether there are any available and appropriate sites for parkland acquisition to meet future needs. Implementation of park recommendations identified in the LPPRP and the master plans occurs through the subdivision process, the County's Capital Improvements Program, private dedication, or the State's Program Open Space plan. The private sector's role in providing some open space amenities is often critical to creating a complete and comprehensive open space system.

County parks have been developed within a unified, interrelated system providing active and passive recreation as well as conserving resources throughout the County. County wide parks include those with either a recreational focus, such as the large regional parks, or a conservation purpose, such as the stream valley parks. Community use parks are smaller open spaces located in residential neighborhoods for the convenience of residents and these include urban, neighborhood, and local parks. Additionally, several thousand acres of parkland are shared with public schools, providing children and adjacent residents with open space, playing fields, tennis and basketball courts, and playgrounds.

Parkland in Gaithersburg West

The 2005 LPPRP acknowledged the I-270 Corridor as one of three areas where population growth is highest, and where the corresponding need for additional recreation facilities will increase. Needs in the I-270 Corridor for rectangular fields were the highest in the County. The 1998 *Park Recreation and Open Space Plan* (PROS) also stated "Land use patterns along the I-270 Corridor are continuing to encourage new employment centers and the growth of technology-based enterprises in that area. As a result, more and more people are moving to the communities along the I-270 Corridor. Germantown and Gaithersburg in particular have experienced dramatic growth compared to the rest of the County." Increased population density and business development have significant impacts on the community's need for park and recreation facilities.

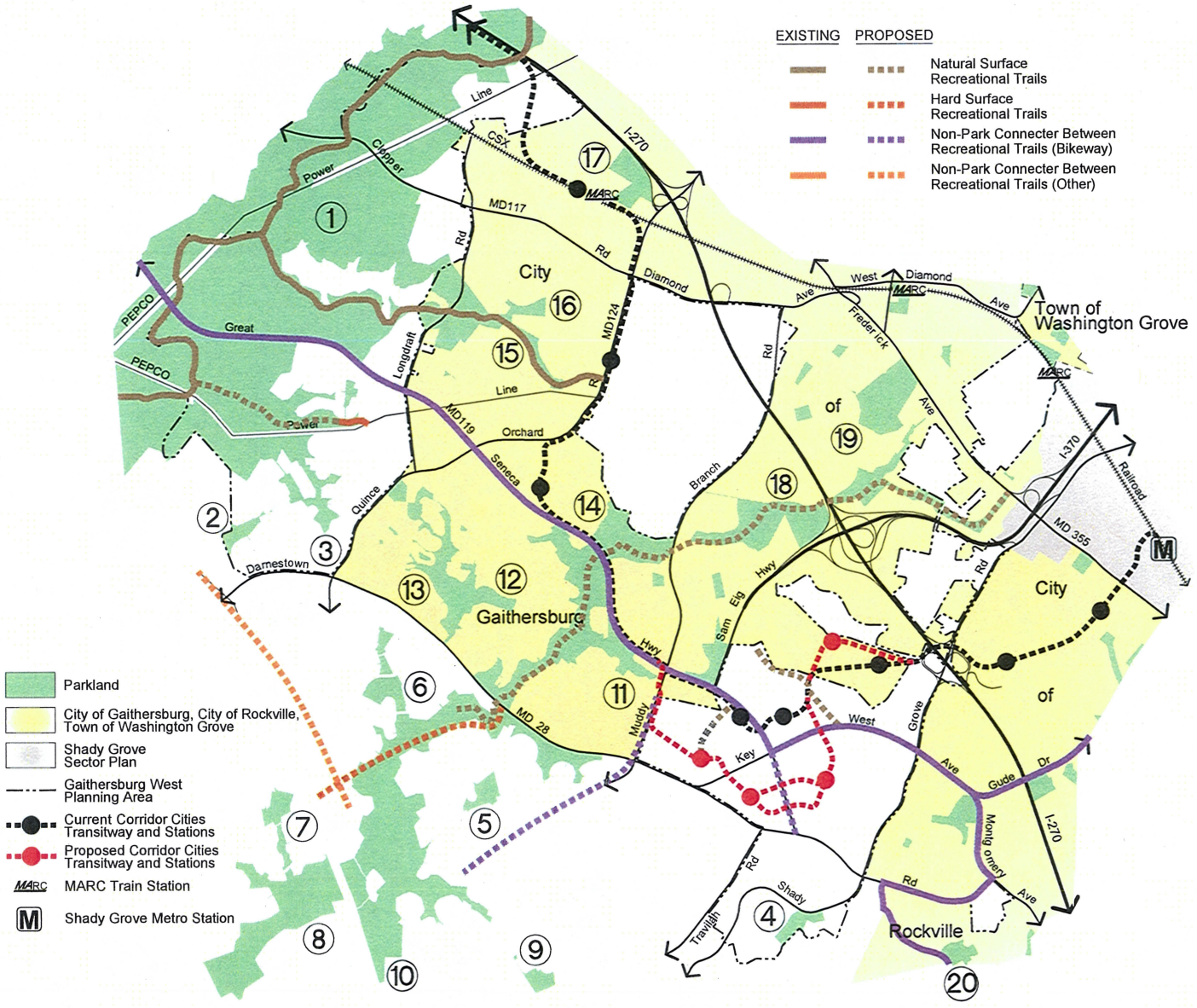
Within the boundaries of the Gaithersburg West Master Plan, there is currently one local park, two neighborhood parks, and a portion of the Great Seneca State Park. The cities of Gaithersburg and Rockville and Montgomery County Public Schools also provide park and recreation opportunities. In addition, there are several parks nearby in Potomac. (See attached map.)

The following is a list of existing County parkland in and adjacent to the Plan area.

Existing and Approved Gaithersburg West Area Parks

Park Name	**Acres**	**Status**	**Facilities**
Traville Local Park (LSC South)	13.7	Undeveloped	None
Great Seneca Extension Stream Valley Park	1,824 – State 846 – M-NCPPC	Developed	Trails
Orchard Neighborhood Park	12.3	Undeveloped	None
Quince Orchard Valley Neighborhood Park	89.2	Developed	1 Softball Field, 1 Playground, 1 Basketball Court, 1 Recreation Center, 2 Tennis Courts

Parkland, Open Space, and Trails



City of Gaithersburg

1. Seneca Creek State Park
2. Orchard Neighborhood Park
3. Quince Orchard Valley Neighborhood Park
4. Traville Local Park
5. Dufief Local Park
6. Quince Orchard Knolls Local Park
7. Aberdeen Local Park
8. Muddy Branch Stream Valley Park
9. Big Pines Local Park
10. Potomac Horse Center
11. Washingtonian Woods Park
12. Lakelands Park
13. Kentlands Lakes Park
14. Muddy Branch Park
15. Diamond Farms Park
16. Robertson Park
17. Metropolitan Grove Park
18. Malcolm King Park
19. Bohrer Park

City of Rockville

20. Glenora Park

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Existing Potomac Area Parks

Park Name	Acres	Status	Facilities
Quince Orchard Knolls Local Park	24	Developed	1 Softball/Soccer Overlay, 1 Basketball, 1 Playground, 2 Tennis Courts
Aberdeen Local Park	14	Developed	Volleyball, Basketball, 2 Tennis Courts, Ball Field, Playground, Shelter
Big Pines Local Park	11	Developed	Basketball, 2 Tennis Courts, Ball Field, Playground , Covered picnic area
Dufief Local Park	15	Developed	2 Soccer Fields, 2 Playgrounds, 3 Tennis Courts
Potomac Horse Center Special Park	41.6	Developed	1 Horse Center
Muddy Branch Stream Valley Park Unit #3	313	Developed	Trails

Master Plan Vision

Existing parks will continue to serve residents of Gaithersburg and North Potomac. In the Life Sciences Center (LSC), a more compact, higher density land use pattern and a greater mix of land uses is envisioned in the future. Additional parks and open spaces need to be created to provide recreation opportunities that support and enhance the vision for the LSC. The future open space system for the area should support a vibrant and sustainable work life community by creating open spaces that will be easily accessible by walking or transit, and provide a range of experiences for a variety of people.

To that end, the Plan proposes the following vision of open spaces:

- a neighborhood green at each of the three proposed Corridor Cities Transitway stationis, one of which will serve as the civic green for the LSC Central District.
- a shared park/school site.
- construction of the undeveloped Traville Local Park.
- integrated green corridors between and through major blocks linked by the LSC Loop that connects destinations and integrates passive and active spaces.
- an additional active use Local Park in the Quince Orchard area.

The proposed Public Service Training Academy (PSTA) relocation provides a unique opportunity to create centrally located and well designed publicly owned open spaces. The fact that the property is already in public ownership provides numerous location and financial advantages.

The key park planning recommendations that are addressed in this Plan are highlighted below:

RECOMMENDATIONS	BACKGROUND
Designate a new urban park to serve as the publicly owned civic green at LSC West.	A new urban park likened to a civic green is needed to serve as the central open space for the LSC West community (on the relocated Public Service Training Academy site). The proposed civic green is adjacent to a CCT stop planned in the area of highest residential density. This green will be publically owned and design details are outlined below.
Designate a site for a park/school at LSC West.	Due to increased residential development, an elementary school may be needed in the Master Plan area. It is desirable to combine the school with an active recreation park and some natural resource land into one combined site. The park site could provide a variety of experiences and functions including active recreation.
Designate two neighborhood greens at the CCT transit stops at LSC Belward and LSC Central.	These neighborhood greens should be privately owned and maintained for public use. The Belward neighborhood green includes the historic farm buildings and surrounding open spaces.
Develop the existing Traville Local Park in LSC South.	The Traville Local Park has been dedicated and rough graded to accommodate a small rectangular field, half court basketball, older children's playground, and a tot lot. This park should be scheduled for final facility planning in the next 2009-2014 Parks Capital Improvements Plan.
Provide a cohesive usable pattern of public parks and private open spaces in the LSC connected by the LSC Loop.	The Plan emphasizes green connectivity and corridors. Not all open space can or should be publicly owned and managed parkland. Public amenity spaces in new developments will provide needed recreation and open space. A key planning issue is how to integrate public amenity space with parkland to create a cohesive and logical pattern of open space that is connected by the LSC Loop.
Connect trails and bikeways.	The Muddy Branch Trail Corridor (on-road hard surface portion) and a Countywide bikeway (DB-24) must be completed on Muddy Branch Road along the western side of the Belward property. Trail interconnectivity and internal circulation in this location should be determined during the review of specific development plans.
Identify a new Local Park site in the planning area.	The 1990 *Shady Grove Study Area Master Plan* recommended new local parks on the Crown Farm (annexed by the City of Gaithersburg) as well as the Banks Farm (Belward). This Plan recommends an alternate local park site, ideally with two rectangular fields and other active recreation facilities. The Plan recommends the possible purchase of the Johnson property in the Quince Orchard area if it becomes available from willing sellers at some time in the future. The Plan also recommends active recreation on the Belward property.
Promote environmental stewardship in all decision making.	Develop all parks and open space in an environmentally sensitive manner.

Policy Guidance for Urban Open Space

Parks for Tomorrow (1998) indicates that areas such as Gaithersburg need several types of recreation including hiker/biker paths and community connectors, neighborhood recreation for new residential areas, and urban recreation and open space for existing and proposed businesses and mixed-use development.

Planning and Design

This Plan's recommendations recognize that compact, mixed-use areas present distinct challenges and opportunities to provide park and recreation resources and strive to incorporate and create those resources with redevelopment. The location, size, and type of open spaces appropriate to such a setting are unique. This Plan recommends a series of open spaces provided through a combination of public and private efforts.

Both residential and commercial development projects should provide a mixture of recreational facilities, open spaces, and trail connections that shape the public realm, help implement the Master Plan recommendations, and serve employees and residents. Consideration should be given to the following guidelines in location and development of parks and amenity open spaces.

1. They should be within a five to ten minute walk time for users.

2. They should include sitting areas, walkways, and landscaping.

3. Playground equipment and other small-scale active recreation facilities, such as multi-purpose courts, should be considered in areas serving a significant number of children.

4. Special consideration should be given to the needs of the elderly and people with disabilities.

5. Urban amenity open spaces located on the periphery of high-intensity non-residential areas should include facilities to serve nearby residents.

6. Design should provide crime prevention through environmental design by maximizing visibility and natural surveillance.

7. Amenity open spaces should be of a sufficient size to support appropriate use by residents or workers, and the public.

8. Consideration should be given to the appropriate amount of money necessary to support both the initial cost of the development and the long-term maintenance of the amenity space. As businesses are renovated or newly built in commercial and mixed-use developments, open spaces should be added to supplement public parks. Landscaping, seating areas, and public art can improve the area's appearance and improve the working environment.

9. Environmental features should be designed into parks, such as fountains in stormwater facilities that mask noise.

10. A key to providing adequate, close-to-home recreation is ensuring that opportunities are incorporated into plans for new development, which should provide private recreation areas for all age groups, as appropriate. Private redevelopment should include:

    - level grass areas for leisure and informal play
    - adult recreation areas
    - walking and bicycling paths
    - playgrounds for young children
    - multi-use courts for children, teens, and young adults.

    In multi-family housing developments, as well as higher density transit station areas, indoor recreation areas will be essential. Project development should explore innovative approaches to providing these facilities, including rooftops and indoor facilities such as playgrounds, gym, etc.

ATTACHMENT C

Historic Preservation Program

Objective

The intent of the County's preservation program is to provide a rational system for evaluating, protecting, and enhancing the County's historic and architectural heritage for the benefit of present and future generations. Historic sites and districts are essential elements of community identity and the unique character of the County and its communities.

The *Master Plan for Historic Preservation* and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. Placement on the Master Plan officially designates a property as a historic site or historic district and subjects it to the procedural requirements of the Ordinance.

Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission (HPC) and a historic area work permit issued under the provisions of the Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Historic Sites in Gaithersburg West

The Gaithersburg West Master Plan includes historic sites that were designated in the 1985 *Gaithersburg Vicinity Master Plan* (Belward Farm, St. Rose of Lima) and the 1989 *Germantown Master Plan* (Clopper Mill Ruins). Immediately bordering the area are Maple Spring Barns and Pleasant View Church, designated in the 2002 *Potomac Subregion Plan*. One resource is identified on the *Locational Atlas and Index of Historic Sites*: the Humpback Bridge across the CSX tracks at East Deer Park Drive.

Area resources included in the National Register of Historic Places, described at the end of this section, are located in the City of Gaithersburg (Railroad Station, Belt Building, Thomas Company Cannery, and Observatory) and the Town of Washington Grove (Historic District). Gaithersburg and Washington Grove have their own preservation programs and resources within these municipal boundaries, including locally designated historic sites, and are not subject to the County Preservation Ordinance.

The following historic sites in the *Gaithersburg West Master Plan* area are subject to the Preservation Ordinance, Chapter 24A of the County Code. The status indicates whether a property is designated on the *Master Plan for Historic Preservation* (Master Plan) or identified on the *Locational Atlas and Index of Historic Sites* (Atlas). The England-Crown Farm, described in the text that follows, was designated as a historic site in the 1985 *Gaithersburg Vicinity Master Plan* but was subsequently annexed by the City of Gaithersburg and is no longer subject to the Preservation Ordinance.

Historic Name	Date	Location	Status	Resource Number
Clopper Mill Ruins	c1795; 1834	Clopper Rd at Waring Station Rd	Master Plan	19/21
Belward Farm	1891	9951 Key West Ave (10425 Darnestown Road)	Master Plan	20/21
St. Rose of Lima	1883	11715 Clopper Rd	Master Plan	20/28
Humpback Bridge	1945	East Deer Park Drive at CSX Tracks	Atlas	21/220

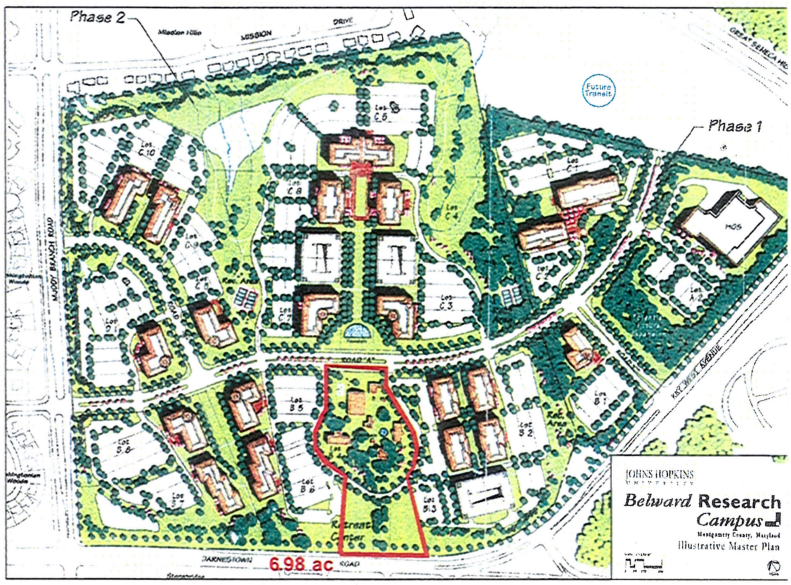
19/21 Clopper Mill Ruins (c1795; 1834) Clopper Road at Waring Station Road

The Clopper Mill Ruins are significant as one of the few remaining distinguishable mills in the County, representing an industry once essential to economic development. The popularity of the mill led to a road network connecting it with farms and markets in the region. Nicholas Sibert built the original mill on this site in the 1770s. About 1795, Zachariah MacCubbin rebuilt the mill, constructing a two-level stone structure. Clopper renovated and expanded the mill in 1834, adding a third story of bricks made at a manufactory on this estate. A stone in the mill's gable read "FCC 1834." An undershot water wheel used water from the Great Seneca Creek to turn the millstone. Business at the mill declined after the steam-powered Bowman Brothers Mill opened in 1888 in Germantown. Clopper's Mill was heavily damaged by fire in 1947. The ruins consist of stone and brick walls with no roof. Local fieldstone on the basement and first floor levels has corner quoins and heavy stone lintels.

The mill is located within Seneca Creek State Park. This plan supports stabilization of the mill ruins and historical interpretation of this site, such as a plaque or historic marker.

The Clopper Mill Ruins are remnants of the extensive property of Francis C. Clopper, influential businessman in Montgomery County in the mid-1800s. Clopper's mansion, known as Woodlands, was located near the visitors center at Seneca Creek State Park. A prosperous owner of a woolen factory and mills, Clopper was a principle backer of the Metropolitan Branch in the 1850s, and was instrumental in persuading the B&O to take over construction of the railroad branch after the original company failed. Francis Clopper donated land both for a nearby railroad station, named in his honor, and for St. Rose of Lima Catholic Church.

***20/21 Belward Farm** (c1891) 9951 Key West Avenue (10425 Darnestown Road)*



Belward House c1891

Dairy Barn c1937

Ignatius Beall Ward established the Belward Farm in the mid-1800s. Ward operated the Hunting Hill Post Office and Store, a community center located at the front of his farm, offering groceries and supplies for sale, mail delivery, wheelwrighting, and blacksmithing. The Belward Farm complex includes a gambrel roof dairy barn, milk house and large frame cow barn. The large, picturesque Belward House (c1891) is a significant example of late 19th century Victorian farmstead architecture with Queen Anne-style shingled gables, polygonal bay windows, and turned porch posts. In the second half of the 20th century, Ward's grand-daughter, Elizabeth Beall Banks, continued the family tradition, residing here and farming the land. Ms. Banks died in 2002.

When the Belward Farm was designated a historic site, the setting was 108 acres. A Preliminary Plan was approved in 1996 subject to a condition specifying an environmental setting of 6.98 acres.

The development plan included provisions for open space on either side of the existing tree-lined driveway to maintain a view of the house from Darnestown Road, and open parking surrounding the designated setting, but was never built. A new proposal for development of the Belward Farm must include re-evaluating an appropriate setting for this historic resource.

Significant features of the setting include vistas of the farmstead from the south, east, and west along Key West Avenue/Darnestown Road; views of the farmstead from the north, east, and west along proposed CCT alignment; historic house, barns, and other historic outbuildings; and mature trees in and around the farmstead. The modern house that Johns Hopkins University built for Elizabeth Beall Banks is not historic and may be substantially altered or demolished upon review by the Historic Preservation Commission.

20/28 St. Rose of Lima Catholic Church (c1883) 11715 Clopper Road

St. Rose of Lima is a fine example of a rural Carpenter Gothic chapel and is one of the earliest Catholic congregations in the mid-County region. The wooden, front-gable church has a steeply pitched roof, pointed arch windows and door. Sheltering the door, on the main (south) façade, is a bracketed door hood with king-post truss. Above, a rose window lights the interior. On the north end, gabled wings flank a polygonal hipped roof apse.

Influential property-owner Francis Cassatt Clopper established the first Catholic Church in the Gaithersburg area in 1838. A Protestant, Clopper had married Ann Jane Bryant, a fervent Catholic, and their children were reared in the Catholic faith. When the Cloppers moved to the area in 1812, the closest Catholic churches were in Rockville and Barnesville. They donated land from their estate on Clopper Road, and a church was built in 1838 and dedicated by Bishop Eccleston in 1846. Following extensive remodeling in 1880, the church was re-dedicated, but was destroyed by fire three years later. Plans for the present church were immediately designed. The cornerstone for the new St. Rose's Church was laid on July 4, 1883. The cost of construction, completed the same year, was about $3000. The church grounds include a champion Douglas fir tree.

20/17 England-Crown Farm (c1880-1894), 9800 Fields Road
Designated on the *Master Plan for Historic Preservation*, subsequently annexed by City of Gaithersburg.

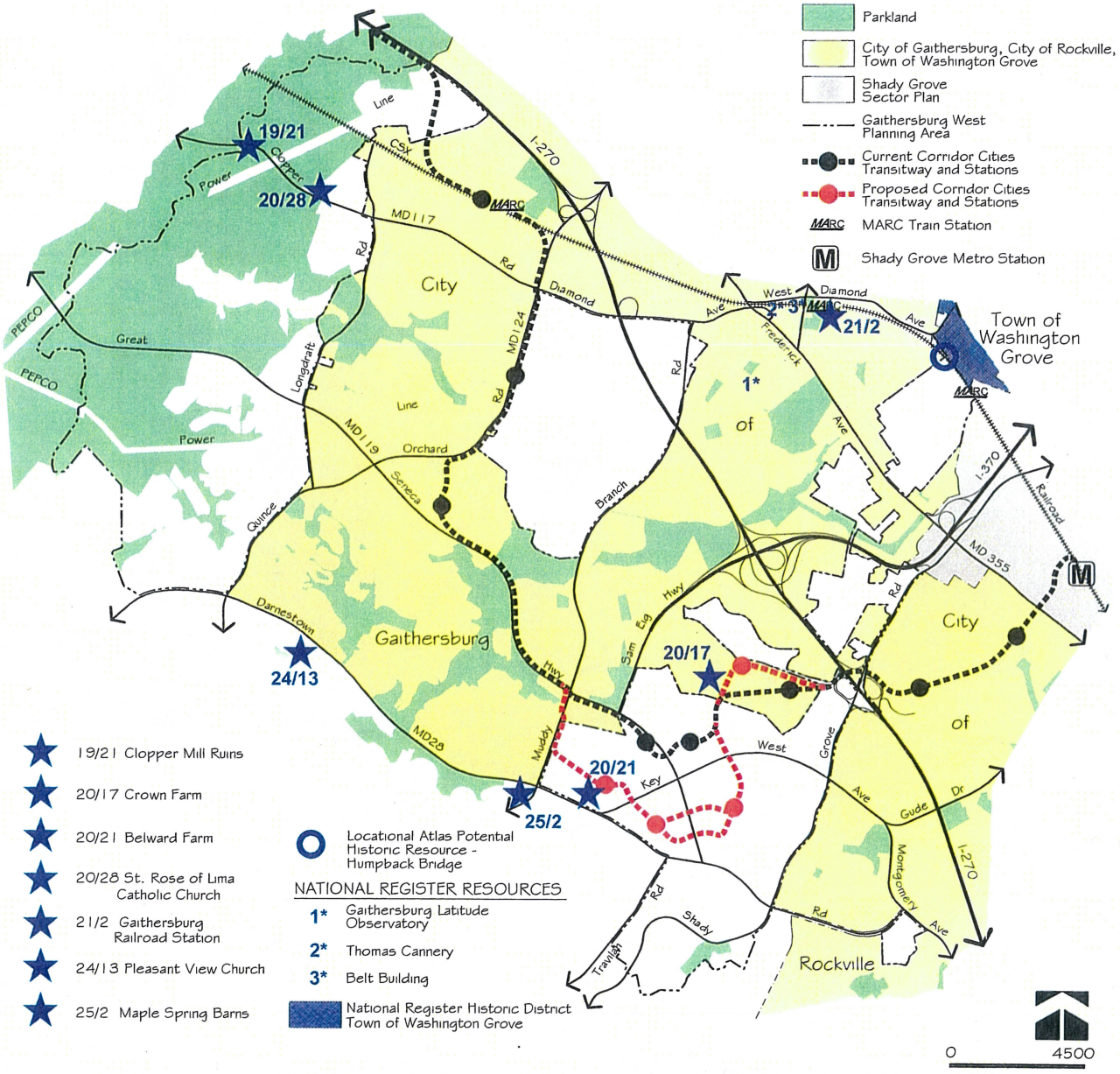
This farm includes a frame house built by 1894 and an earlier log house. The main block of the frame L-shaped dwelling is five bays wide and one room deep. The cross-gable roof has wide unbracketed eaves and a cornice with deep side-gable returns. Gothic Revival influence is evident in the pointed-arch front-gable window and cutwork porch brackets, while heavy window cornices are typical of the Italianate style. First story windows extend down to the porch floor. Windows on side elevations have plain, flat window moldings. A log house, which may have been a tenant house, appears to date from the mid-1800s. The dwelling has a gable-end door, chimney in the opposite gable, and corner boxed staircase leading to a loft. Hattie England lived on this 76-acre farm by 1894.

21/220 Humpback/Deer Park Bridge (1945) East Deer Park Drive at CSX Tracks

In 2005, the Planning Board added the Humpback Bridge to the *Locational Atlas and Index of Historic Sites* as a potential historic site. The Humpback Bridge spans the railroad tracks near the Washington Grove station site. Located adjacent to the City of Gaithersburg and the Town of Washington Grove, the bridge represents the origin and development of Washington Grove, Oakmont and Gaithersburg. The Humpback Bridge is a local landmark that is a unique established and familiar visual feature. The form and profile of the bridge are reflective of bridge construction from 1945, the year that the structure was erected. A timber bridge has been in place at this location since the 1880s. The bridge, which is maintained by MCDOT, was rehabilitated in 1988 and 2000.

MCDOT conducted a comprehensive structural test to examine the condition of the East Deer Park Drive Bridge over CSX Railroad and published their findings in November 2008. The study determined that timber supports were deteriorated and required replacement. MCDOT, working in cooperation with Planning Department staff, developed a rehabilitation program that provides for the replacement of existing timber bents with similar wooden bents in a compatible structural arrangement. Under Chapter 24A-10 of the County code, a determination that the project was a substantial alteration would have triggered an expedited review by the Historic Preservation Commission and the Planning Board to establish whether the bridge merited designation on the Master Plan for Historic Preservation. The in-kind replacement was found not to be a substantial alteration. The project is expected to take place in the summer of 2009.

Historic Resources



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Potomac Subregion Master Plan Historic Sites Adjacent to Gaithersburg West

24/13 Pleasant View Methodist Episcopal Church (1914) and **Quince Orchard School** (c1875) 11900 Darnestown Road

Pleasant View Church is representative of the post-Civil War era growth of the Methodist Church in general, and the Washington Negro Conference in particular. It is estimated that between 1870 and 1910, more than 66 percent of all new congregations in the County were Methodist. Reflective of the Gothic Revival tradition of church architecture, Pleasant View features lancet or pointed arch windows, and a three-part central entrance tower crowned with a crenellated turret. In 1950, a rear wing was built and the original church renovated to accommodate a pastor's study, choir room, and choir loft.

The Howard Brothers built the original church on the site in 1888. In 1914, that structure was in such poor condition that it was razed and rebuilt. The congregation was established about 1868, when the land was first acquired for a church. Early services were likely held in a nearby house until the church was built. In 1874, a school for black children was established in a Quince Orchard area house. After a fire destroyed the building in 1901, a school building, abandoned by the white population, was moved to the site. The latter, built about 1875, had been located on the opposite (north) side of Darnestown Road.

The Quince Orchard School is representative of the crowded and inadequate facilities that were the result of segregation in the late 1800s. In 1940, the school served 122 children in seven grades, making it the fifth largest elementary school for blacks in the County. The following year the building was expanded with two additional rooms. Soon thereafter, the school consolidated with Tobytown and Seneca Colored Schools. After County wide integration of black students with white, the school building was used as a parish house for Pleasant View M.E. Church.

25/2 Maple Spring Barns (1942) 15021 Dufief Mill Rd

A prime example of an early 20th century, state of the art agricultural facility, Maple Spring Farm was once one of the State's leading dairy operations. The primary structure is the 19-bay long dairy barn (1942), with gambrel roof punctuated by four metal ventilators. The barn is highly visible on this section of well-traveled Darnestown Road in the densely populated Gaithersburg-Rockville area. The collection of outbuildings, built between c1918 and 1942, date from the heyday of specialized large-scale dairy farming.

Maple Spring Farm was recognized in the metropolitan region as a model dairy operation with its mechanized milking parlor, sanitary concrete interiors, and above average milk production. The 355-acre, 110-cow farm was owned and operated by Thomas Moore Garrett, a statewide agricultural leader who served as a director of the Farm Bureau, the Soil Conservation Board, and the Southern States Cooperative, and a charter member of the Maryland-Virginia Milk Producers Association, established in 1920. Other important agricultural structures include two terra cotta silos, a concrete block milk house, a two-story horse barn, one story wagon house/granary, and an equipment building. Still standing on an adjacent lot is the associated residence, located at the heart of a medical facility at 10810 Darnestown Road.

National Register Resources

21/5 Washington Grove Historic District (1873) Municipality

Known as The Town within a Forest, Washington Grove is a community with Carpenter Gothic cottages, mature oak trees, pedestrian walkways, public parks, forest preserve, and independent, community-oriented residents. Washington Grove began as a summer camp meeting ground established in 1873 by Methodist clergy of Washington, D.C. Founders selected a wooded site along the newly opened Metropolitan Branch of the B&O Railroad as a retreat from hot, malarial, urban summers. Sunday meetings drew as many as 10,000 worshippers.

The campground was laid out with six walkway avenues radiating from a circle upon which founders built a wooden tabernacle. Campers erected 250 tents along the avenues in the first year, soon replaced by small wooden tents, and later by narrow Carpenter Gothic cottages. Though the tabernacle no longer stands, the *Sacred Circle* site has been preserved as a park. In contrast to the Tent Department, an area called the Cottage Department was platted between the circle and the railroad station. Lots and cottages in the Cottage Department were more spacious than in the Tent Department, reflecting the evolution of the community in its first decade from a two-week meeting to a season-long retreat, later year-round residence.

The early cottages are Carpenter Gothic in style, with steeply pitched, front gable roofs, full-width porches, and bargeboard trim. The style is derived from the form of the tents they replaced and succeeded, ecclesiastical associations, and the romantic, rural ideal popularized by Andrew Jackson Downing in the mid-1800s.

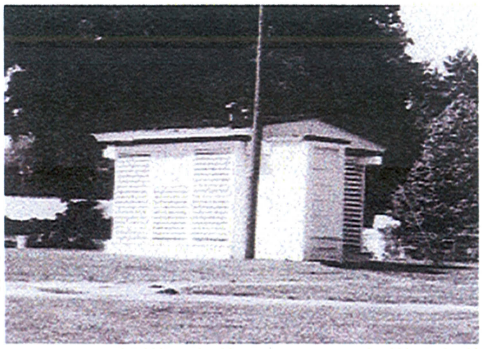
Unlike most communities built on a grid, cottages were built to face pedestrian avenues. Wagons and horses were restricted to roads that ran behind the houses. Grove Avenue served as the Town's Main Street, extending from the train station, and leading to the Assembly Hall, hotel, and tabernacle. A defining feature of Washington Grove is its mature tree canopy. Beginning in 1880, the Camp Meeting Association established rules to restrict the cutting of trees for construction of cottages or widening avenues. In 1972, the Town dedicated more than half of its 200 acres to parkland and forest preservation.

Washington Grove joined the Chautauqua Circuit and built the *Assembly Hall* in 1901. The octagonal building, measuring 20 feet on each side, had no plumbing, heat or electricity, but it provided shelter for lectures and shows as well as religious services. In 1937, the Camp Meeting Association dissolved and the Town of Washington Grove incorporated. Residents renamed the Assembly Hall McCathran Hall in 1957, in honor of retiring Mayor Irving Leroy McCathran. The hall, now with a restored cupola and new office addition, serves as the town hall as well as meeting place. The bell hung in the portico once announced camp meeting services and today calls residents to the Annual Town Meeting and rings in celebration of the Town's Independence Day festivities.

21/2 Gaithersburg B&O Railroad Station (1884)
5 Summit Avenue, City of Gaithersburg

The Gaithersburg Station is a well-preserved example of a high-style, small-scale train station. Designed by Ephraim Francis Baldwin, architect for the B&O, the station was built in 1884, replacing an 1873 station. The picturesque brick structure (21 feet 7 inches by 56 feet 3 inches) has a front-gable central tower, patterned brickwork walls, and gable-end wood stickwork. The east 12 feet were added 1905-7 to increase storage. In 1894, an early telephone switchboard was installed in the station, the first to serve County residents. A small brick freight house, also designed by Baldwin and built in the 1880s, stands further east. Both structures have overhanging shed roofs supported by oversize brackets that provide shelter for trackside passengers. The freight house currently holds a railroad museum.

Gaithersburg Latitude Observatory (1899)
100 DeSellum Drive, City of Gaithersburg



This structure is one of six observatories located in the United States, Russia, Japan, and Italy that are associated with an important and long-lived program of international scientific cooperation. In 1899, the International Geodetic Association established the International Polar Motion Service. This worldwide cooperative effort among scientists studied the nature of the Earth's wobble on its rotational axis. From its construction in 1899 until the obsolescence of manual telescopic observation forced its closing in 1982, the Gaithersburg Latitude Observatory played an integral role in this scientific endeavor. The frame, 13-foot square structure has a gable roof constructed of two sections that move apart on wheels to accommodate an elevated telescope.

J. A. Belt Building (1903)
227 E. Diamond Avenue, City of Gaithersburg

John A. Belt constructed this ornate Classical Revival building in 1903 to house his prosperous general store. A contemporary wrote that the "magnificent" Belt Building was "the largest mercantile house in Montgomery County and is filled to its utmost capacity with a choice stock of general merchandise." Prominently located at the corner of Diamond and Summit Avenues, in the center of Old Town Gaithersburg, the two-story brick store has paneled, rusticated pilasters and a paneled parapet which is inscribed "1903 J. A. Belt."

Thomas and Company Cannery (1917-8)
W. Diamond and N. Frederick Avenues, City of Gaithersburg

The largest and longest-lived cannery in Montgomery County, the Thomas and Company Cannery operated from 1917 until 1962. While Baltimore had been the center of the canning industry in the 19th century, the outbreak of World War I created a need to regionalize. Frank and Clyde Thomas were leaders in the 20th century canning industry in Maryland. In 1917, the Thomas family opened a cannery in Gaithersburg, the first in Montgomery County. The factory was the focus of local industry and economy, providing an important market for farmers, and employment for local and migrant workers. Built along the B&O Railroad to facilitate shipping, the brick cannery had three main parts that are still extant: the central processing section, the shipping section (left), and boiler plant (right). In 1956, the cannery was expanded with a front concrete-block ell.