

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

PB  
Item #3  
11-4-2010

**MEMORANDUM**

**DATE:** October 28, 2010  
**TO:** Montgomery County Planning Board  
**FROM:** Sandra Youla, Historic Preservation Planner (301-562-3400) *SLY*  
Clare Lise Kelly, Research & Designation Coordinator, Urban Design and  
Preservation Division/Montgomery County Planning Department *CLK*  
**VIA:** Scott Whipple, Historic Preservation Supervisor *SN*  
**SUBJECT:** *Public Hearing Draft Amendment to the Master Plan for Historic Preservation:  
Upper Patuxent Area Resources and Associated Updates to the Locational Atlas  
and Index of Historic Sites  
Worksession #1-- Overview, Evaluation of Resources where the Historic  
Preservation Commission and Staff Agree*

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**INTRODUCTION**

On October 14, 2010, the Planning Board held a public hearing to take testimony on the *Public Hearing Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources* and associated updates to the *Locational Atlas and Index of Historic Sites*. The *Public Hearing Draft* as well as many related documents may be found at the Planning Department's Historic Preservation website at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent).

The Planning Board will now hold worksessions to consider the resources evaluated in the *Public Hearing Draft*. The first worksession will be held on November 4, 2010. Future worksessions will be scheduled as needed. A tentative list of resources to be considered in this and future worksessions can be found subsequently in this staff report under "Proposed Organization of Planning Board Worksessions."

Members of the public are invited to attend worksessions. During worksessions, the public may not speak on the record unless invited to do so by the Planning Board. Planning Board members may question property owners and their representatives and ask them to comment on issues under discussion. The Chair has indicated that she is likely to do so.

This staff report has four purposes. First, it summarizes steps taken to date on the proposed *Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources* and associated updates to the *Locational Atlas and Index of Historic Site in Montgomery County Maryland*. Second, it proposes an organization for Planning Board worksessions. Third, it

summarizes staff recommendations to the Planning Board, which include revised resource maps and environmental setting text for certain resources recommended for designation. Fourth, it provides information on the first group of Upper Patuxent area resources to be evaluated by the Planning Board in Worksession #1.

For the readers' convenience, the Appendix contains a Final List of Resources Evaluated by the Historic Preservation Commission (HPC), with HPC and Staff Recommendations. The Appendix also contains an Upper Patuxent Area Resources Map. Further, several separate attachments will be provided, at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent), including:

- Final List of Resources Evaluated by the Montgomery County HPC for the Upper Patuxent Area Amendment to the Master Plan for Historic Preservation, with HPC and Staff Recommendations to the Planning Board (all tax parcels, including historic districts)
- Resources listed by Resource Number, with *Public Hearing Draft Amendment* Page Number

## **BACKGROUND: HISTORIC PRESERVATION COMMISSION**

### **HPC Responsibilities**

The policy and statutory framework in Montgomery County for designating resources on the *Master Plan for Historic Preservation* and updating the *Locational Atlas* derives mainly from the following:

- *Master Plan for Historic Preservation (1979)*
- Montgomery County Code Chapter 24A. Historic Resources Preservation (1979, as amended) (“Historic Preservation Ordinance”)
- Code of Montgomery County Regulations Chapter 24A. Historic Resources Preservation -- Regulations (“Regulations”)
- Code of Maryland Art. 28, Sec. 7-108. Regional District Plan and Amendments
- Montgomery County Code Chap. 33A, Article 1. Master Plans

The Historic Preservation Ordinance authorizes the HPC to make recommendations to the Planning Board on whether resources should be designated on the *Master Plan for Historic Preservation in Montgomery County Maryland* and added to, removed from, or retained on the *Locational Atlas and Index of Historic Sites in Montgomery County Maryland*. The *Locational Atlas* is an inventory of potential historic resources published by the Planning Board in 1976. The Regulations provide a process for the formulation of the HPC's advisory, non-administrative recommendations. The Regulations specify that the HPC use criteria specified in Historic Preservation Ordinance in Sec. 24A-3 to determine its recommendations for both *Master Plan* designations and *Locational Atlas* updates.<sup>1</sup> (See Appendix for designation criteria.)

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<sup>1</sup> COMCOR 24A.04.01.03.1(i) and COMCOR 24A.04.01.03.2(h).

To assist the HPC in its ongoing responsibilities to research, identify, and evaluate resources, staff prepared a *Staff Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources (December 2009)* for the HPC's consideration. Since adoption of the *Master Plan for Historic Preservation* in 1979, staff has worked systematically through the county to research *Atlas* resources and bring them through the evaluation process. Staff has now worked up to the northern region of the county.

The *Staff Draft* represents staff's recommendations to the HPC. Staff also prepared a research form for each evaluated resource. The *Staff Draft* and research forms may be found at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent).

### **HPC Recommendations**

The HPC completed its consideration of the *Staff Draft* on April 28, 2010. The HPC ultimately evaluated 38 historic resources, including 36 individual resources and two historic districts. The evaluated resources were located primarily within Upper Planning Area 15, known as the Upper Patuxent, but also in Planning Area 10 (Bennett), Planning Area 12 (Dickerson), and Planning Area 14 (Goshen). These planning areas are mainly within the Agricultural Reserve. Most of the resources were listed on the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*, but a limited number of additional resources were evaluated as well.

The HPC held a total of five meetings: two public hearings (on 1/20/2010 and 4/14/2010) and three worksessions (on 2/24/2010, 3/10/2010, and 4/28/2010). The HPC recommended that:

- 15 resources (one historic district and 14 individual sites) be designated on the *Master Plan for Historic Preservation* and that two of these not already on the *Locational Atlas* be added to it;
- 22 resources (one historic district and 21 individual sites) not be designated and that 21 of these be removed from the *Locational Atlas* (one was a non-*Atlas* property); and
- one resource be retained on the *Locational Atlas*.

At the request of the HPC, staff presented two options for a Clagettville Historic District (15/8) and three for an Etchison Historic District (15/29).

The HPC recommended against designating any historic district in Clagettville and directed staff to evaluate six properties within the district as individual sites. The six included a church (15/8-1) and five residences (15/8-2, 15/8-3, 15/8-4, 15/8-5, and 15/8-6). Each property owner each received notice that his or her property was to be evaluated for individual designation. Ultimately, the HPC recommended on 4/28/2010 that the church (15/8-1) and four of the five residences (15/8-2, 15/8-3, 15/8-4, and 15/8-6) be individually designated and that the sixth residence (15/8-5) not be designated.

The HPC initially voted on 2/24/2010 to recommend designation of a small Etchison Historic District (Option 3), which included four tax parcels, and asked staff to evaluate a church (15/29-1) and a residence (15/29-2) as individual resources. These property owners received notice that their property was under consideration for individual designation. On 4/28/2010, the HPC recommended expanding the Etchison Historic District to include resource 15/29-2 as a

contributing resource. On that same date, the HPC also recommended against designation of the church (15/29-1) as an individual resource. Thus, the Etchison Historic District, as finally recommended by the HPC, consists of five tax parcels and includes 7010 Damascus Road, 7004 Damascus Road, 7000 Damascus Road, 24230 Damascus Road, 24220 Laytonsville Road, 24221 Laytonsville Road, and 6920 Damascus Road.

The *Public Hearing Draft Amendment* reflects the Historic Preservation Commission's recommendations on whether resources should be designated on the *Master Plan for Historic Preservation* and added to, removed from, or retained on the *Locational Atlas*. See also the Final List of Resources Evaluated by the HPC, in the Appendix of this staff report.

## **PLANNING BOARD**

### **Planning Board Responsibilities**

The HPC's recommendations were forwarded to the Planning Board in the form of the Public Hearing Draft Amendment to the Master Plan for Historic Preservation. The Planning Board's responsibilities are to:

- Recommend to the County Council resources that should be designated on the *Master Plan for Historic Preservation*; and
- Take action to update the *Locational Atlas* by adding resources to or removing them from the *Atlas*, as appropriate.

For any resource recommended for designation, recommendations include:

- applicable designation criteria and a summary of the resource's historical and/or architectural significance;
- appropriate environmental settings and included appurtenances, with guidance for review in case of subdivision or development;
- historic district boundaries and included tax parcels; and, as appropriate,
- categorization of tax parcels, buildings, structures, and features as contributing or non-contributing to the significance of the resource.

The County Council makes the final determination on designation of resources to the Master Plan for Historic Preservation. Resources are added to and removed from the *Locational Atlas* by action of the Planning Board, which has responsibility for *Locational Atlas* updates.

In evaluating resources, the HPC considers research forms, oral and written testimony, designation criteria, and staff recommendations to determine whether a resource meets any of the criteria for designation in Sec. 24A-3 of the County Code. The Planning Board considers these, the HPC's recommendations, and broader factors. Its authority to consider broader factors derives from language in the *Master Plan for Historic Preservation (1979)*, which states:

#### Procedure for Adding Resources to the Master Plan

The [Historic Preservation] Commission should review additional sites on a periodic basis, at scheduled meetings, so that interested parties and property owners can be

notified and attend. Sites should be evaluated against the criteria listed above. After receiving the recommendation of the Commission, *the Montgomery County Planning Board would hold a Public Hearing to make its determination, using the same criteria, considering the purposes of the ordinance, and balancing the importance of the historic property with other public interests. (Emphasis added) (Page 22)*

The purpose of the Historic Preservation Ordinance is as follows:

...to provide for the identification, designation and regulation, for purposes of protection, preservation and continued use and enhancement, of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological, architectural or cultural value in that portion of the county which is within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the county, safeguard the historical and cultural heritage of the county, strengthen the local economy, stabilize and improve property values in and around such historical areas, foster civic beauty and to preserve continued utilization and pleasure of the citizens of the county, state and the United States of America. (Sec. 24A-1 of the County Code)

Thus, to determine whether resources should be designated on the *Master Plan for Historic Preservation*, the Planning Board should:

- evaluate the resource to determine whether it meets one of the designation criteria in Sec. 24-A.3(b) of the County Code and thus qualifies for designation;
- consider the purposes of County Code Chapter 24A. Historic Resources Preservation;
- identify other public interests, including planning considerations;
- weigh the importance of the historic property against the other public interests; and
- make determinations on whether to recommend the resource for designation on the *Master Plan for Historic Preservation* based on the above.

To assist the Planning Board in identifying other public interests, including planning considerations, staff consulted Planning Department Transportation, Environmental, Community-Based Planning, and Parks staff. Their memos and comments are found as separate attachments at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent).

For *Locational Atlas* updates, staff suggests that the Planning Board add resources to the *Locational Atlas* if the resources are recommended for designation and not yet on the *Atlas*. *Atlas* resources are afforded certain limited protections under the Historic Preservation Ordinance. The Planning Board may also remove resources from the *Atlas* if it determines that resources should not be designated. Finally, the Planning Board may also retain resources on the *Atlas*.

### **Planning Board Public Hearing and Public Testimony**

At the Planning Board Public Hearing on October 14, 2010, staff gave a brief introduction and the Planning Board took testimony on the *Public Hearing Draft Amendment* and associated updates to the *Locational Atlas*.

Four people testified, and a brief summary of their testimony is as follows:

- HPC Vice Chair Leslie Miles presented the HPC's recommendations and noted that the HPC had considered owners' views when deciding to designate resources over owners' objections.
- Thomas Kuruvilla testified in favor of designation of the Montgomery Chapel Methodist Protestant Church (part of 15/8-1), on behalf of St. Thomas Orthodox Syrian Church, which now owns the church.<sup>2</sup>
- Donna Isaacs, representative for owner Moxley LLC, testified against designation of the Ollie and Leila Moxley House (15/8-6), noting that the house was in very bad shape; the owner could not afford to repair it and did not wish to live in it; a contract buyer wished to tear down the house, build another, add a shed for equipment, and grow plants on the property; the contract was being held up by the designation process; and Ms. Isaacs would pursue legal action if the property were designated. Ms. Isaacs indicated she was under the impression that her property was not on the *Locational Atlas*.
- Deneen Martin, owner, testified against designation of the Luther W. Moore Farm (15/28), noting that the house had been moved and substantially altered. The smoke house and tobacco house were removed this summer following storm damage. Ms. Martin noted she had sought assistance from the HPC some thirty years ago when she and her husband purchased the house and wished to restore it, but was told the house and outbuildings had no historical significance. Ms. Martin also noted she had sent an email apprising historic preservation staff of her plans to remove the tobacco house and offering it to the county.

Limited discussion with the Planning Board followed. Staff will provide responses to public testimony in the staff reports for the worksessions where the resources will be considered.

### **Proposed Organization of Planning Board Worksessions**

Staff proposes the following organization for worksessions:

#### **Worksession #1: Overview, Individual Sites where the HPC and Staff Agree**

- Staff Introduction and Overview
  - Process for *Locational Atlas* updates and designations to the *Master Plan for Historic Preservation*
  - context for current amendment
  - history of the Upper Patuxent Area
  - summary of HPC recommendations (per Public Hearing Draft)
  - summary of staff recommendations (per this staff report)

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<sup>2</sup> 15/8-1 includes a cemetery, and the cemetery associations that own the two cemetery parcels did not testify or send in written testimony. The cemetery associations are affiliated with the Montgomery United Methodist Church, which maintains the cemetery.

- Evaluation of 16 individual sites that the HPC and staff agree should be removed from the *Locational Atlas* and not designated on the *Master Plan for Historic Preservation*
  - Staff presentation
  - Planning Board deliberation, determinations, *Locational Atlas* action
  - Resources: 10/3,10/5, 10/18, 12/10, 15/2, 15/3,15/6, 15/7, 15/9, 15/12, 15/14, 15/19, 15/21, 15/24, 15/26, and 15/30
- Evaluation of 8 individual sites that the HPC and staff agree should be designated on the *Master Plan for Historic Preservation*, including two recommended for addition added to the *Locational Atlas*
  - Staff presentation (includes revised environmental settings recommended by staff)
  - Planning Board deliberation, determinations, *Locational Atlas* action
  - Resources: 10/1, 15/5, 15/13, 15/16, 15/17, 15/20, 15/71, and 15/73 (15/28 Luther W. Moore Farm to be discussed in worksession #2 to allow time for staff reappraisal now that tobacco house and smoke house have been removed)

**Future Worksessions: Resources Where HPC and Staff Disagree, Other Determinations and Issues**

- Resource-by-resource evaluation of 15/28 Luther W. Moore Farm and individual sites where the HPC and staff have differing recommendations on designation to the *Master Plan for Historic Preservation* and addition to, removal from, and retention on the *Locational Atlas* (excludes resources considered for designation both as part of a historic district and as individual sites)
  - Staff presentation (includes revised environmental settings recommended by staff)
  - Planning Board deliberation, determinations, *Locational Atlas* action
  - Resources: 15/28, 15/1, 15/4, 15/27, and 15/117
- Resource-by-resource evaluation of historic districts and resources considered for designation both as part of a Historic District and as individual sites
  - Staff presentation (includes differing HPC and staff recommendations)
  - Planning Board deliberation, determinations, *Locational Atlas* action
  - Resources:
    - Clagettsville: 15/8, 15/8-1, 15/8-2, 15/8-3, 15/8-4, 15/8-5, 15/8-6
    - Etchison: 15/29, 15/29-1
- Determination by Planning Board on whether to add text sections to *Amendment* and List of Resources to Appendix, per staff recommendations to Planning Board
- Presentation of Draft Planning Board Draft Amendment, for Planning Board Approval to Transmit to County Council
  - Review of Planning Board recommendations and actions to date
  - Review of Draft *Planning Board Draft Amendment*

**STAFF RECOMMENDATIONS TO THE PLANNING BOARD**

As discussed subsequently in this and later staff reports, staff recommends that:

- 1) Two sections be added to the end of the “Context” section of the *Amendment*: “Agrarian Character and Zoning” and “Area Resources for Future Evaluation,” in that order;
- 2) A comprehensive List of Resources Evaluated for Designation be added to the Appendix of the *Amendment*;
- 3) A set of revised maps, including a revised Upper Patuxent Resource Map (locator map) and certain resource maps, along with revised environmental setting texts, be adopted by the Planning Board. The revised maps and texts reflect new resources evaluated by the HPC, updated building footprints, minor corrections, and adjusted environmental settings.
- 4) 16 resources (individual sites) be removed from the *Locational Atlas* and not designated on the *Master Plan for Historic Preservation*;
- 5) 15 resources (13 individual sites and two historic districts) be designated on the Master Plan for Historic Preservation and three of these not already on the *Locational Atlas* be added to it;
- 6) 6 resources be designated as individual sites on the *Master Plan* only if not included within designated historic districts; and
- 7) 1 resource, if not included within a designated historic district, not be designated as an individual site on the *Master Plan*.

### **Staff Recommendation 1**

#### **Add Two Sections to the Amendment**

**First Section:** Upper Planning Area 15 is predominantly rural in character. Staff recommends adding the following section to the “Context” section in the *Amendment* to help explain the connection between historic preservation and farmland preservation.

#### **Agrarian Character and Zoning**

The resources in this amendment are within the 106,000-acre portion of Montgomery County that is zoned RDT (Rural Density Transfer), also known as the Agricultural Reserve, or within adjoining land zoned RC (Rural Cluster), C-1 (Convenience Commercial), or R-200/VDT (Residential/Village Overlay Zone).<sup>3</sup> These zones help preserve the agricultural and rural character of the area and the limited commercial nature of its small crossroad communities. Several of the resources are located on Rustic Roads and Exceptional Rustic Roads, road designations that recognize and seek to preserve the roads’ rural and historic character.<sup>4</sup> The resources considered in this amendment – farms, farmsteads, outbuildings, villages, churches, and former schools, crossroads gas stations, stores, and blacksmith shops -- contribute significantly to the agricultural and rural character of the area. They reinforce the purposes of the zoning and rustic road designations and the intents of the master plans that proposed them.

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<sup>3</sup> Upper Planning Area 15 (Upper Patuxent), where most of the resources evaluated in this amendment are located, is about 5952 acres.

<sup>4</sup> Resources on Rustic or Exceptional Rustic Roads include: 10/18 Burdette-Riddle Farm on Purdum Road, an Exceptional Rustic Road; 15/71 Chrobot House on Hipsley Mill Road, a Rustic Road; and 12/10 James Lauman on a property bounded by Peach Tree Road and Barnesville Roads, both Rustic Roads, and West Old Baltimore Road, an Exceptional Rustic Road.



*The Preservation of Agriculture and Rural Open Space Functional Master Plan (1980)* first proposed the Agricultural Reserve and Rural Cluster zones to help preserve farmland, rural open space, farming, and needed ancillary land uses that support farming. This plan notes that one of the public purposes served by preserving farmland is the preservation of rural lifestyles:

The County has a rich agricultural heritage, a blend of two cultural traditions, one stemming from English planters who arrived in the 18<sup>th</sup> Century, the other from Pennsylvania German and Quaker farmers of the 19<sup>th</sup> Century. These two farming and cultural traditions are reflected in the blend of building materials and types evident in the County. The entire agricultural scene describes a culture and is ...instructive. [Farmland] preservation encourages and fosters a rural lifestyle important to Montgomery County. It is still possible today to see vestiges of Montgomery County's agrarian heritage in the rural villages as well as in parts of the Study Area. It is a viable land use alternative for those who desire such a life style.

Rural lifestyles are supported and instructed by a physical environment that preserves elements of Montgomery County's agricultural heritage – its landscapes, buildings, structures, villages, and local landmarks. Farmland preservation alone is insufficient to preserve these cultural resources: since the *Locational Atlas* was first published in 1976, many resources have been removed from it due to demolition, decay, and fire. This amendment, the first for the planning areas predominantly within the Agricultural Reserve,<sup>5</sup> helps ensure the continuity and viability of Montgomery County's rural lifestyles. Because designation on the *Master Plan for Historic Preservation* does not limit the uses to which buildings and structures may be put but only regulates exterior additions and alterations, buildings and structures within the Agricultural Reserve and environs may be put to new and innovative uses that sustain and invigorate Montgomery County's agricultural lifestyles and economy. The key elements that preserve agricultural land and historic resources were created at least thirty years ago – and the recommended designation of resources in this amendment, if adopted, will help fulfill Montgomery County's vision for preserving its rural heritage and farming lifestyles.

**Second Section:** The original survey that formed the basis for the 1976 *Locational Atlas* has been described as a “windshield survey.” While surveying *Locational Atlas* resources for the *Upper Patuxent Area Amendment*, staff noted several non-*Locational Atlas* resources that may have potential architectural and historical significance. Three were included in this *Amendment* because of their prominence and/or proximity to *Locational Atlas* resources under evaluation. Others, however, merit future evaluation. Identifying them in the *Amendment* serves as a reminder that they should be evaluated during any future amendment to the *The Preservation of Agriculture and Rural Open Space Functional Master Plan (1980)* or other appropriate time.

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<sup>5</sup> Planning Area 14 (Goshen) and Planning Area 23 (Olney) each include portions of land zoned RDT, and amendments to the Master Plan for Historic Preservation have been prepared for resources in these areas.

Thus, staff recommends addition of the section below to the Context section in the *Amendment*, following the recommended “Agrarian Character and Zoning Section.”

### **Area Resources for Future Evaluation**

The following resources are not on the *Locational Atlas* and were not evaluated as part of this amendment, but have potential significance and should be evaluated for designation in the future:

- 13819 Penn Shop Road, Day Farm, location of the headwaters of the Patuxent River and two boundary markers -- the Frederick County/Montgomery County and Montgomery County/Howard County boundary markers
- East side of Ridge Road, near its junction with Penn Shop Road, location of the Montgomery County/Frederick County boundary stone
- 26500 Mullinix Mill Road
- 26627 Mullinix Mill Road
- 8481 Gue Road
- Holsey Road/Friendship Area, including but not limited to 27509 Ridge Road, 27700 Ridge Road, and 9020 and 9032 Holsey Road, a historically black community

### **Staff Recommendation 2**

#### **Add a Comprehensive List of Resources to Appendix in Amendment**

Staff recommends that the Appendix of the *Amendment* contain a comprehensive List of Resources, with addresses, tax account numbers, all tax parcels including within Historic Districts, and HPC, staff, and PB recommendations and actions. This table will provide clarity and a record of determinations.

### **Staff Recommendation 3**

#### **Adopt Revised Upper Patuxent Historic Resources (Locator) Map and for Certain Resources, Revised Resource Maps and Environmental Setting Texts**

Staff recommends that the Planning Board adopt the revised Upper Patuxent Area Historic Resources Map (i.e., the overall locator map) shown in the Appendix of this staff report, to correct minor errors, reflect new individual sites evaluated by the HPC and staff, and improve legibility.

Staff also recommends that for resources recommended by staff for designation, the Planning Board adopt revised resource maps and environmental setting texts, as shown subsequently in this staff report and later staff reports, to reflect updated building footprints, minor corrections, and adjusted environmental settings. Environmental settings have been discussed with Transportation staff, and revisions reflect their recommendations, as stated in the Transportation memo in a separate attachment shown at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent). The revised environmental settings and texts ensure, generally, that Master Plan of Highways rights of way are included in the settings only under limited circumstances and that important features are preserved in the case of development or subdivision.

A complete set of the staff-recommended revised maps and revised environmental setting texts will be posted at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent). For resources under evaluation in Worksession #1, they also will be shown subsequently in this staff report.

#### **Staff Recommendation 4**

##### **Do not Designate 16 Resources; Remove 16 Resources from Locational Atlas**

Staff recommends that the resources listed below be removed from the *Locational Atlas* and not be designated on the *Master Plan of Historic Preservation*. The HPC agrees with these recommendations.

10/3 John Moxley House  
10/5 John D. Purdum House  
10/18 Burdette-Riddle House  
12/10 James Lauman House  
15/2 Matthew Molesworth Farm  
15/3 Rezin Moxley House  
15/6 Becraft Farm  
15/7 Brown's Tobacco House  
15/9 Captain Clagett-Hilton Farm  
15/12 Thompson-Woodfield Farm  
15/14 Mullinix Store Site  
15/19 Warthan-Day Farm  
15/21 John O. Etchison House  
15/24 Wilson Warfield Farm  
15/26 Fred Watkins Farm  
15/30 Log Barn Site

#### **Staff Recommendation 5**

##### **Recommend Designation of 15 Resources; Add 3 Resources to Locational Atlas**

Staff recommends that the following resources (13 individual sites and two historic districts) be designated and that three of these resources not already on the *Locational Atlas* be added to it. See Appendix for the *Final List of Resources Evaluated by the HPC, with HPC and Staff Recommendations to the PB*. Where the HPC's recommendations differ, they are shown below in italics.

10/1 Friendship  
15/1 Parr's Spring (*HPC recommends to retain on Atlas*)  
15/4 Alfred Baker House (*HPC recommends against designation and for removal from Atlas*)  
15/5 Molesworth-Burdette Farm  
15/8 Clagettville Historic District (44 parcels) (*HPC recommends no historic district but designation of 5 individual sites representative of community*)  
15/13 Shipley-Mullinix Farm  
15/16 Clagett-Brandenburg Farm and Tobacco House  
15/17 Sarah Brandenburg Farm  
15/20 Mt. Lebanon Methodist Protestant Church and Cemetery

15/27 Col. Lyde Griffith/Merhle Warfield Farm (*HPC recommends against designation and for removal from Atlas*)

15/28 Luther W. Moore Farm

15/29 Etchison Historic District (18 parcels) (*HPC recommends a 5-parcel district*)

15/71 Chrobot House\*

15/73 Basil Warfield Farm\*

15/117 Mt. Lebanon School and Site of Mt. Lebanon Methodist Episcopal Church\* (*HPC recommends against designation*)

\*Add to Locational Atlas

### **Staff Recommendation 6**

**Recommend Designation of 6 Resources as Individual Sites on the Master Plan only if they are not included within a Designated Historic District**

Staff recommends that the 6 resources below be designated as individual sites on the *Master Plan* only if not included within a designated historic district. The HPC recommends that there be no historic District in Clagettsville and that only 5 of the 6 resources be designated as individual resources on the Master Plan.

15/8-1 Montgomery Chapel Methodist Protestant Church and Cemetery

15/8-2 Ira Moxley/Harvey Moxley House

15/8-3 Robert B. and Susan Moxley House

15/8-4 Lewis and Laura Easton House

15/8-5 Ottie and Tressie Moxley House (*HPC recommends against any designation*)

15/8-6 Ollie and Leila Moxley House

### **Staff Recommendation 7**

**Recommend that 1 resource, if not included within a designated historic district, not be designated as an individual site on the *Master Plan***

Staff recommends that the resource below, if not included within a designated historic district, not be designated an individual site on the Master Plan.

15/29-1 Mt. Tabor Methodist Episcopal Church (*HPC recommends against inclusion in a historic district or designation as an individual site*)

## RESOURCES TO BE EVALUATED IN WORKSESSION #1

**Group 1: Individual Sites that the HPC and Staff agree should be removed from the Locational Atlas and not designated on the Master Plan for Historic Preservation**  
(excludes resources evaluated both for inclusion in historic district and as individual sites)

Resource #	Historic Name	Street Address	
<b>Individual Sites</b>			
10/3	John Moxley House	28800	Kempton Road
10/5	John D. Purdum House	28814	Kempton Road
10/18	Burdette-Riddle Farm	27100	Purdum Road
12/10	James Lauman Farm	22000	Peach Tree Road
15/2	Matthew Molesworth Farm	13501	Penns Shop Road
15/3	Rezin Moxley House	3597	Medd Road
15/6	Becraft Farm	28500	Ridge Road
15/7	Brown's Tobacco House	28601	Ridge Road
15/9	Capt. Clagett-Hilton Farm	28055	Ridge Road
15/12	Thompson-Woodfield Farm	27211, 27217	Long Corner Road
15/14	Mullinix Store Site	n.a.	Mullinix Mill Road (12-00935976)
15/19	Warthan-Day Farm	8711	Damascus Road
15/21	John O. Etchison House	25611	Long Corner Road
15/24	Wilson Warfield Farm	26725	Annapolis Rock Road
15/26	Fred Watkins Farm	7373	Damascus Road
15/30	Log Barn Site	24899	Halterman Road

Reasons not to designate these resources are explained below.

**10/3 John Moxley Farm, 28800 Kemptown Road**

Dwelling house has been altered with replacement siding, tri-part picture windows flanking front door, wrap-around porch dating from early 20<sup>th</sup> century; a log barn no longer stands. Rare wormweed mill once on property was separately identified, evaluated, and removed from *Locational Atlas*.

**10/5 John D. Purdum House, 28814 Kemptown Road**

Dwelling house has artificial siding and replacement windows, possibly once had two front doors. There are no other potentially significant buildings on the property.

**10/18 Burdette-Riddle Farm, 27100 Purdum Road**

Cement block rear addition to dwelling was built onto dwelling house in 1974; a large adjacent garage was constructed subsequently.

**12/10 James Lauman Farm, 22000 Peach Tree Road**

Side-gable dwelling house on the farm was extensively damaged by fire in 2007.

**15/2 Matthew Molesworth House, Current Site 13516 Golf Club Court, Mt. Airy, Frederick County; Original Site 13401 Penns Shop Road, Montgomery County**

Dwelling house has been moved from Montgomery County.

**15/3 Rezin Moxley House, 3597 Medd Avenue, Mt. Airy**

Property partially in Montgomery County and partially in Frederick County. Dwelling house has had substantial additions/alterations.

**15/6 Becraft Farm, 28500 Ridge Road**

Two buildings surveyed in 1973 no longer stand: the two-story log house has been replaced by modern structure, and only the foundation remains of a prominent and distinctive bank barn with decorative bargeboard.

**15/7 Brown Tobacco House, 28601 Ridge Road**

The rare log tobacco house was standing in recent years but dismantled by 2007.

**15/9 Captain Clagett-Hilton Farm, 28055 Ridge Road**

Dwelling house and other historic structures have been substantially altered. There are numerous modern buildings around the farmstead.

**15/12 Thompson-Woodfield Farm, 27211 and 27217 Long Corner Road**

The dwelling house is in disrepair; has been disfigured with the loss of a center gable, removal of front porch, and missing windows; and has replacement windows and artificial siding. The bank barn surveyed in 1973 no longer stands.

**15/14 Mullinix Mill Road, North Side Mullinix Mill Road, Near Patuxent River**

The Mullinix Mill Store building was destroyed by fire in 2000 and nothing remains.

**15/19 Warthan-Day Farm, 8711 Damascus Road**

The dwelling house has had many alterations over the years, including removal of log section. The bank barn covered with metal sheathing.

**15/21 John O. Etchison House (formerly Madison Etchison House), 25611 Long Corner Road**

The five-bay house has been altered with artificial siding, replacement windows, and rear and side additions and/or enclosures. There are no other significant buildings on this property.

**15/24 Wilson Warfield Farm, 26725 Annapolis Rock Road**

This resource is within Patuxent State Park and contains two sites. Site 1 has numerous agricultural outbuildings, buildings in deteriorating condition, site is overgrown. Site 2 has double-door dwelling house in ruinous condition and summer kitchen.

**15/26 Fred Watkins House, 7373 Damascus Road**

The five-bay center cross gable dwelling house has been renovated and has replacement windows and large rear addition; there no other significant buildings on property.

**15/30 Log Barn Site, 24899 Halterman Road, moved to 19816 River Road, Poolesville**

This structure, identified as a Log Tobacco Barn in the MIHP form, is owned by Department of Natural Resources, and was moved from original site to Quarry Master's House (Locational Atlas Resource 17/54), where it serves as an addition.

**Group 2: Individual Sites that the HPC and Staff agree should Designated on the Master Plan for Historic Preservation and, if not on the Atlas, added to it**

(excludes 15/8 Luther W. Moore Farm to allow more time for staff deliberation, now that tobacco house and smoke house are no longer standing, and also excludes resources evaluated both for inclusion in historic district and as individual sites)

Resource #	Historic Name	Street Address	
<b>Individual Resources</b>			
10/1	Friendship	28110	Ridge Road
15/5	Molesworth-Burdette Farm	28600	Ridge Road
15/13	Shipley-Mullinix Farm	27001	Long Corner Road
		unknown	Long Corner Road (non-contributing modern dwelling in same tax parcel)
15/16	Clagett-Brandenburg Farm & Tobacco House	26360	Mullinix Mill Road
15/17	Sarah Brandenburg Farm	26301	Mullinix Mill Road
15/20	Mt Lebanon MP Church-Cemetery	8115	Damascus Road
15/71	Chrobot House (Margaret Price House)*	24724	Hipsley Mill Road
15/73	Basil Warfield Farm (2 tax parcels)*	8251	Damascus Road
		8201	Damascus Road
		8131	Damascus Road (non-contributing)

\*Not on Locational Atlas



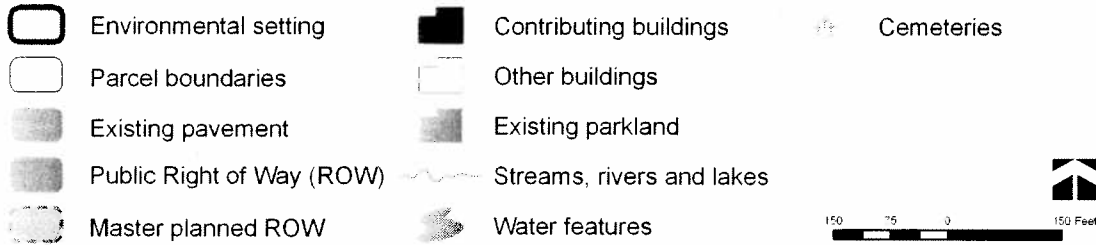
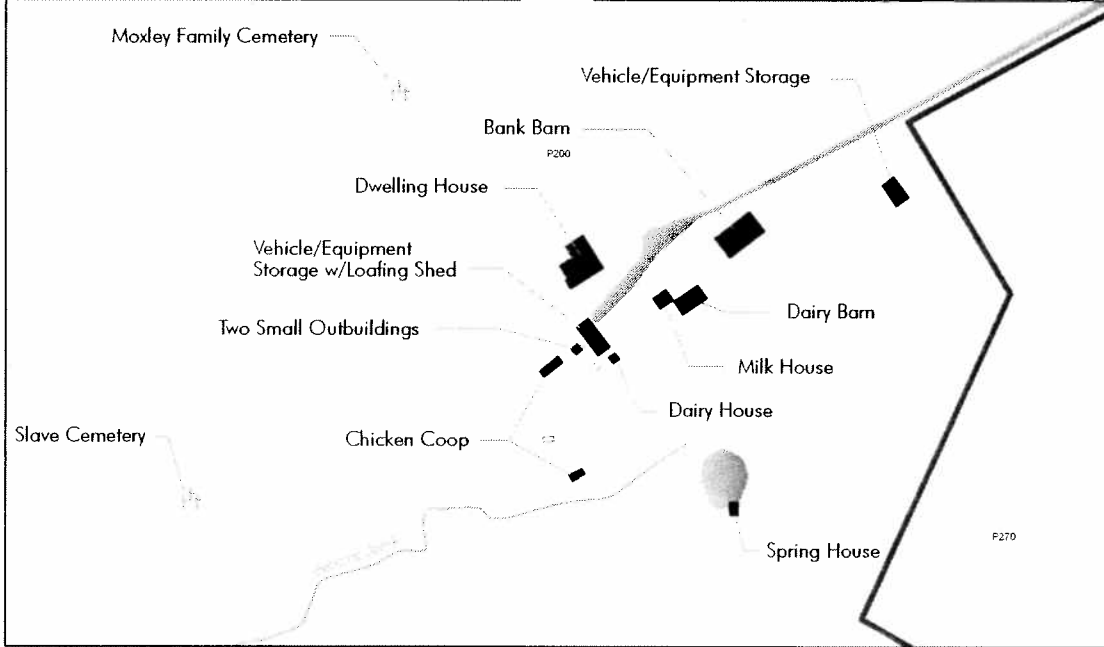
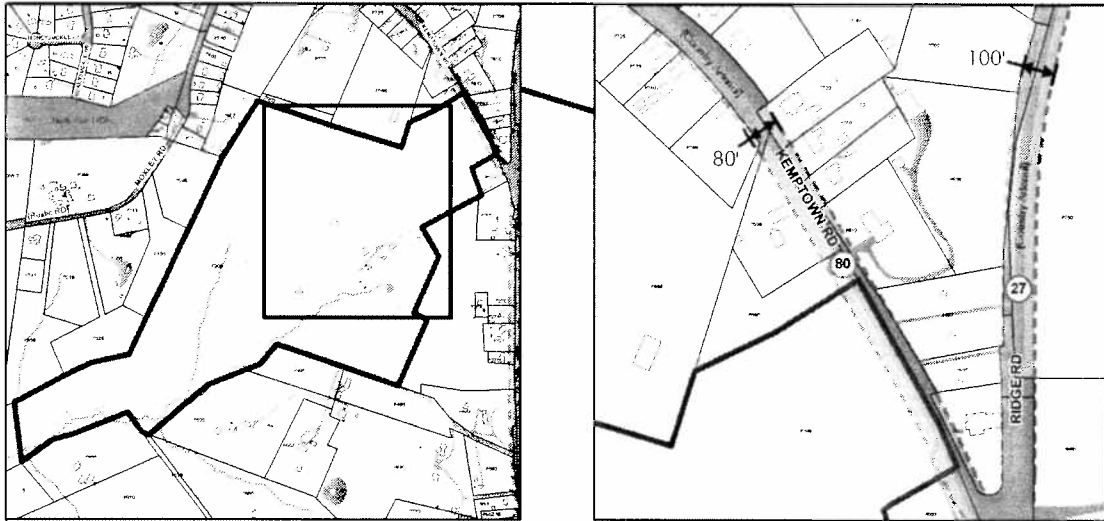
## MAPS AND TEXT

### **GROUP 2: INDIVIDUAL SITES THAT THE HPC AND STAFF AGREE SHOULD DESIGNATED ON THE MASTER PLAN FOR HISTORIC PRESERVATION AND, IF NOT ON THE ATLAS, ADDED TO IT**

On the following pages, resource maps (as shown in the *Public Hearing Draft Amendment* or revised per staff recommendation), reasons to designate, zoning, criteria, and environmental setting text (as shown in the *Public Hearing Draft Amendment* or revised per staff recommendation) are shown for the above resources. Indication is made if resource maps and environmental settings texts have been revised. Revisions to environmental settings texts are shown as follows: [brackets] mean deletions; underlining means additions.

Friendship (10/1)

28110 Ridge Road



M-NCPPC, October 2010

*Individual Sites*

**10/1 Friendship Farm, 28110 Ridge Road**

Friendship Farm has historical and architectural significance because of the following:

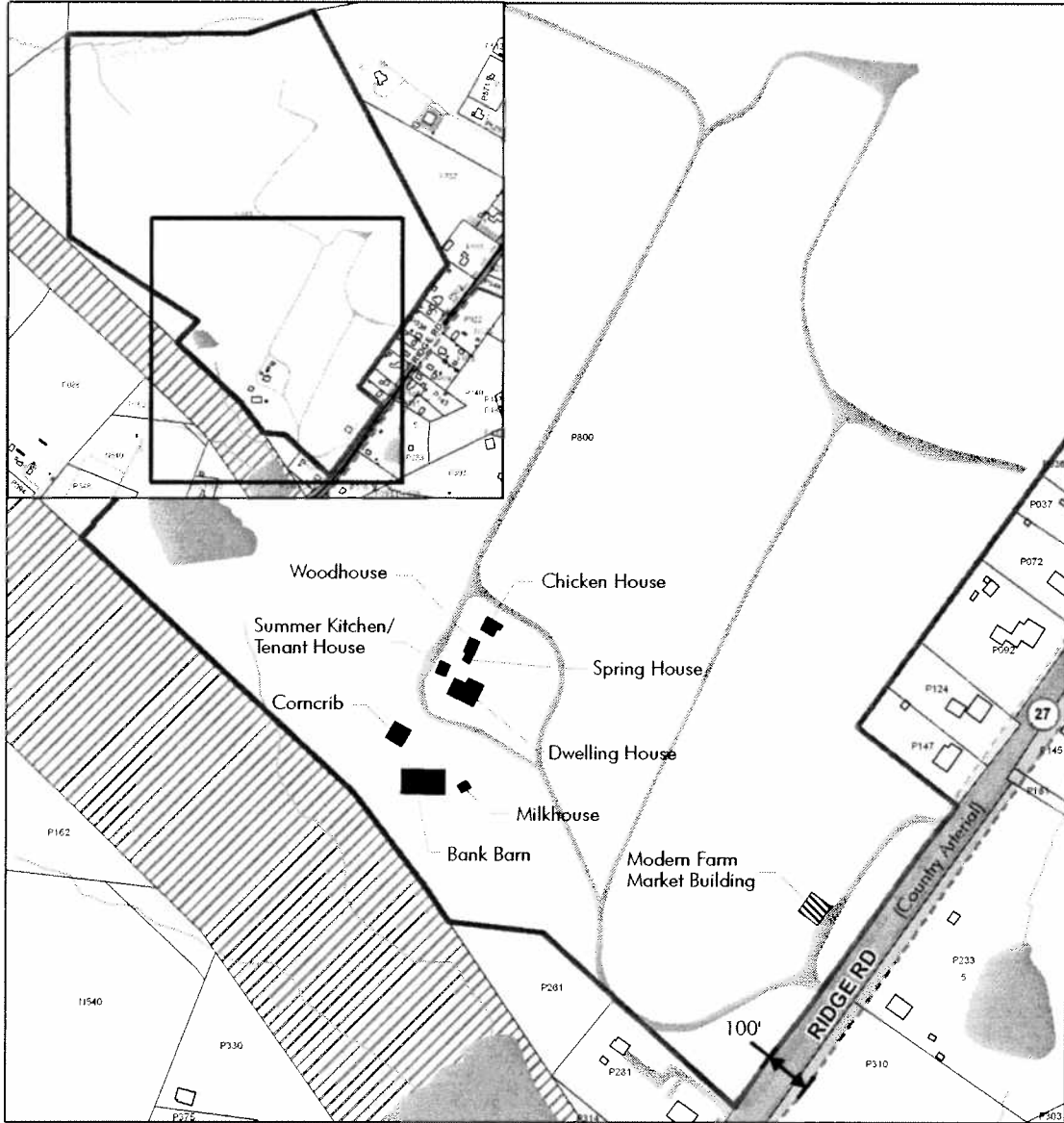
- Farm derived from one of the earliest and largest land patents in the area, farm named after patent
- Continuous possession of the Moxley family, as descended from Nehemiah Moxley through his son George, since 1786. Still currently owned by a descendant
- Outstanding comprehensive farmstead that typifies farming as it evolved in Montgomery County through the nineteenth and twentieth centuries
- Dual-entrance log dwelling house covered by siding, one of the earliest Montgomery County examples of this regional and uncommon type derived from German building traditions in Pennsylvania
- Family and slave cemeteries
- Valley setting, a long-standing landmark of the Clagetsville-area landscape.

Zoning: RDT, RC

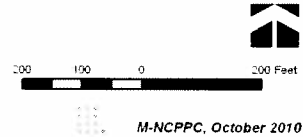
Criteria: 1a, 1d, 2a

Environmental Setting: The setting is the 89-acre parcel (P200). In the event of subdivision, the features to be preserved include vistas from Ridge Road and Kemptown Road, contributing structures shown in the map, Moxley family and slave cemeteries, and the driveway approach from the northwest.

Revised Map: Revised to add detail. Environmental setting boundary is unchanged.



- |                           |                            |                |
|---------------------------|----------------------------|----------------|
| Environmental setting     | Utility Right of Way       | Water Features |
| Parcel boundaries         | Contributing buildings     |                |
| Existing pavement         | Non-contributing buildings |                |
| Public Right of Way (ROW) | Other buildings            |                |
| Master planned ROW        | Streams, rivers and lakes  |                |



### **15/5 Molesworth-Burdette Farm, 28600 Ridge Road**

The Molesworth –Burdette Farm is architecturally and historically significant because of the following:

- outstanding farm complex with high level of integrity and that exemplifies the agricultural heritage of Upper Montgomery County in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries
- prominent, visually distinctive, hillside setting
- highly representative Victorian vernacular dwelling house built in 1911, a late date for this style that is typical of regional building patterns
- early tenant house with box staircase
- complex of agricultural outbuildings –
  - distinctive stone spring house once fed by windmill
  - combination corn crib and granary (one of only three in survey area)
  - chicken coop with attached greenhouse and outhouse (only two outhouses seen in survey area)
  - woodhouse/equipment and storage building
  - closed forebay bank barn
  - concrete-block milk house/well and pump house
  - six-foot deep pit with concrete cap (perhaps the site of the well and windmill)
- two periods of ownership by two prominent families: the Molesworths, from 1854 to 1897; and the Burdettes, from 1897 to 1969

Zoning: RDT

Criteria: 1a, 1d, 2a, 2d, 2e

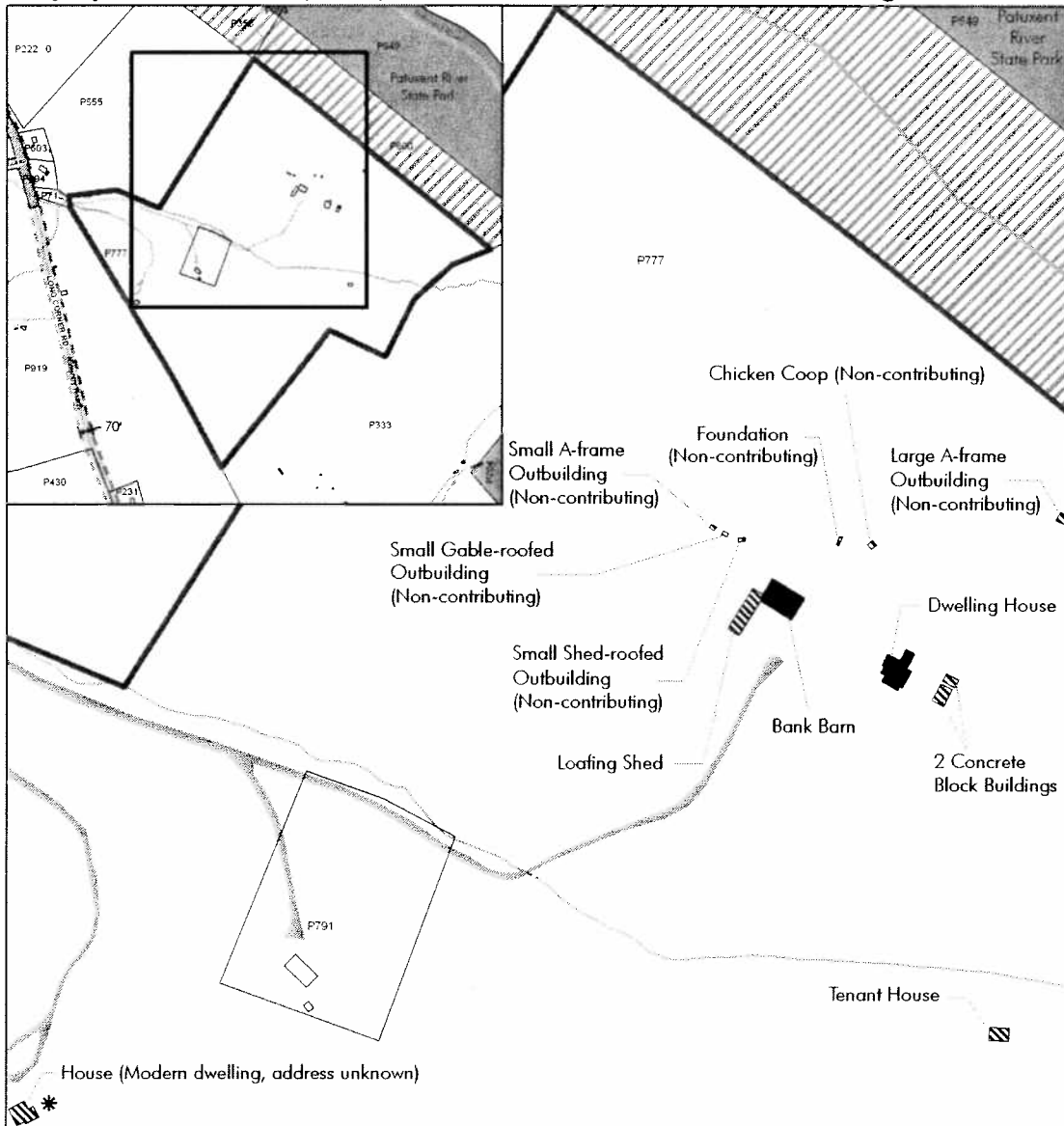
Environmental Setting: The setting is the parcel P800, being 137.85 acres. Features to preserve include contributing structures denoted on the map opposite and the driveway approach from Ridge Road to the historic dwelling house. The property is not subject to subdivision due to an extant agricultural easement.

Revised Map: Revised to add detail. Environmental setting boundary is unchanged.

Public interest factor: The Agricultural Preservation Advisory Board submitted letters stating that the Maryland Agricultural Land Preservation Foundation easement on this land requires that no historic designation can occur on the site without consultation with and consent of the APAB and that historic designation would impede agricultural activities on the farm, contrary to the intent of the easement. Legal counsel at MNCPPC advises that the Planning Board may deliberate and act on this property and will be available at the worksession to speak on these issues.

Shipleigh-Mullinix Farm (15/13)

27001 Long Corner Road



- |                           |                            |   |
|---------------------------|----------------------------|---|
| Environmental setting     | Utility Right of Way       | Streams, rivers and lakes                       |
| Parcel Boundaries         | Contributing buildings     | Water features                                  |
| Existing pavement         | Non-contributing buildings | Revised building footprint, GIS update 10.2010. |
| Public Right of Way (ROW) | Other buildings            |   |
| Master planned ROW        | Existing parkland          |   |



M-NCPPC, October 2010

### **15/13 Shipley-Mullinix Farm, 27001 Long Corner Road**

The Shipley-Mullinix Farm is significant historically, socially, and architecturally because of the following:

- Distinctive setting on a knoll above the Patuxent River
- Landscape representative of Upper Patuxent farms from 1850 to 1920
- Two lasting periods of ownership by two long-established Maryland families (Shipleys from 1834 to 1883; Mullinix family from 1883, residents for six generations)
- Farm and Mullinix owners associated with the locally important, late nineteenth and early twentieth century community of Mullinix, located at the eastern end of Mullinix Mill Road; no longer extant
- New Cut Road through farm once used by Montgomery County residents to reach Mullinix community store and post office and mills
- Fine farm complex illustrating farm life from the mid-1800s to the 1920s, includes three-bay farmhouse, attached ice house, bank barn, and dual entry tenant house.

Dual entry tenant house is in ruinous condition and thus is non-contributing.

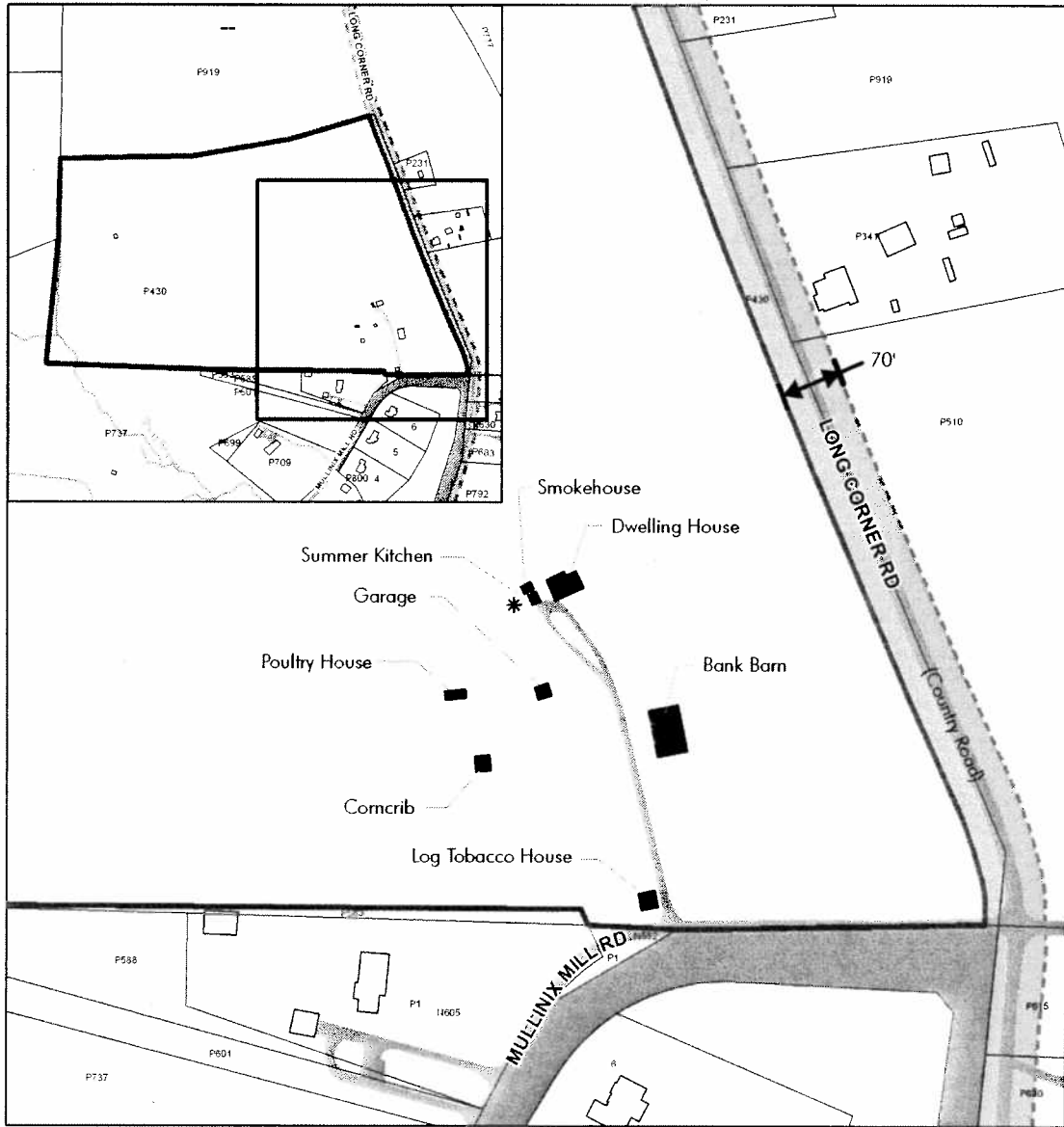
Zoning: RDT










Criteria: 1a, 1d, 2a, 2d, 2e

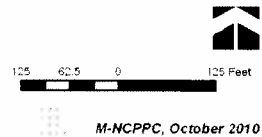
Revised Environmental Setting: The setting is 90.3 acres (parcel P9777). [In the event of subdivision, the f] Features to be preserved include the contributing buildings shown on the map, [and] the driveway approach from Long Corner Road to the historic dwelling house[.], and the rolling open vistas looking south of the housing and barn. Excluded from the setting is interior Parcel P971 (tax ID 12-02393851), which contains a c1932 house.

Map: same as Public Hearing Draft, environmental setting boundary the same.

**Clagett-Brandenburg Farm and Tobacco House (15/16) 26360 Mullinix Mill Road**



- |   |                           |   |   |
|---|---------------------------|---|---|
|  | Environmental setting     |  | Contributing buildings                          |
|  | Parcel boundaries         |  | Other buildings                                 |
|  | Existing pavement         |  | Streams, rivers and lakes                       |
|  | Public Right of Way (ROW) |  | Revised building footprint, GIS update 10.2010. |
|  | Master planned ROW        |   |   |





### **15/16 Clagett-Brandenburg Farm and Tobacco House, 26360 Mullinix Mill Road**

The Clagett-Brandenburg Farm is historically and architecturally significant because of the following:

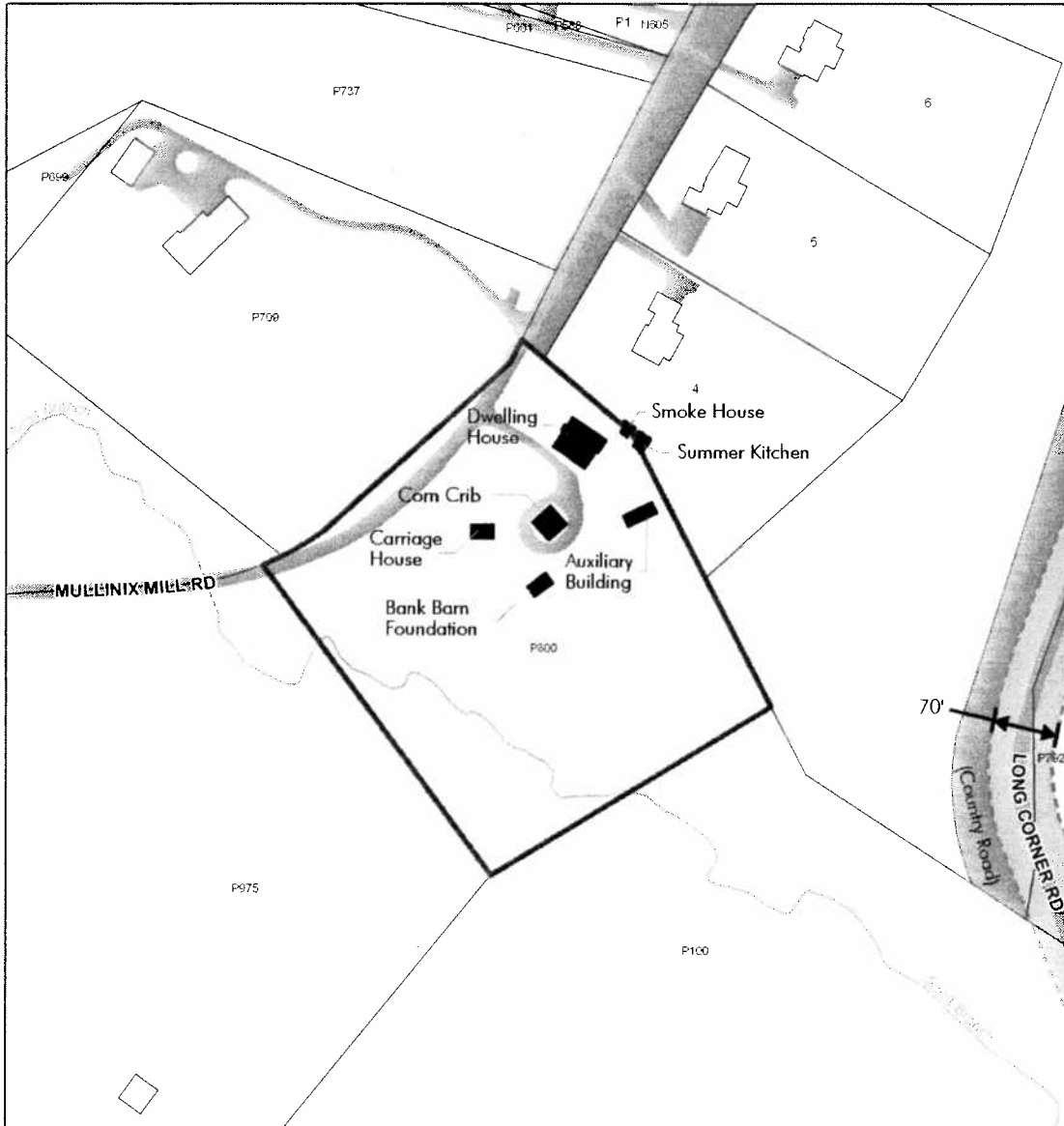
- Extremely rare, intact log tobacco house – fewer than five remain in county, in late 1700s tobacco houses were most common outbuildings, tobacco significant to development of the county
- best example of a standing tobacco house in the county
- tobacco house highly visible from public road
- intact agrarian landscape
- highly representative collection of agricultural buildings with remarkable integrity, that illustrate farm life from the mid-nineteenth century to the early twentieth century
- pattern of ownership illustrative of the extensive kinship communities in Montgomery County's Agricultural Reserve

Zoning: RDT

Criteria: 1a, 1d, 2a, 2e

Revised Environmental Setting: The setting is parcel P430, being 82.38 acres. In the event of subdivision, the features to preserve include the contributing structures shown on the map, the driveway approach from Mullinix Mill Road, and frontage on Mullinix Mill Road and Long Corner Road that extends at a minimum the width and depth of the farmstead complex. The existing character of Long Corner Road, which is not a rustic road, contributes to the historic character of the resource.

Revised Map: Revised to add detail.



- Environmental setting
- Parcel boundaries
- Existing pavement
- Public Right of Way (ROW)
- Master planned ROW
- Contributing buildings
- Streams, rivers and lakes
- Hidden hydrologic feature



M-NCPPC, October 2010

### **15/17 Sarah Brandenburg Farm, 26301 Mullinix Mill Road**

The Sarah Brandenburg Farm has architectural and historical and cultural significance because of the following:

- Fine Queen Anne-influenced Victorian Vernacular dwelling house, one of few in the Upper Patuxent
- Important frame example of Midland folk building type – double pen house with exterior end chimney, to rear of main dwelling, rare in Montgomery County.
- Built on foundation of earlier log residence of Sarah Brandenburg;
- one of only three combination corn crib/granaries in survey area
- Longevity of ownership by the Mullinix/Brandenburgs (1867 to 1943)
- Prior owners, the Etchisons (from c1819 to 1867), lost farm in the 1860s, illustrative of disruptions caused by Civil War
- Farm owned by a woman, Sarah Elizabeth Mullinix Brandenburg (daughter of Asbury Mullinix), during construction of extant buildings, and land was specifically conveyed to her and from her rather to and from her husband

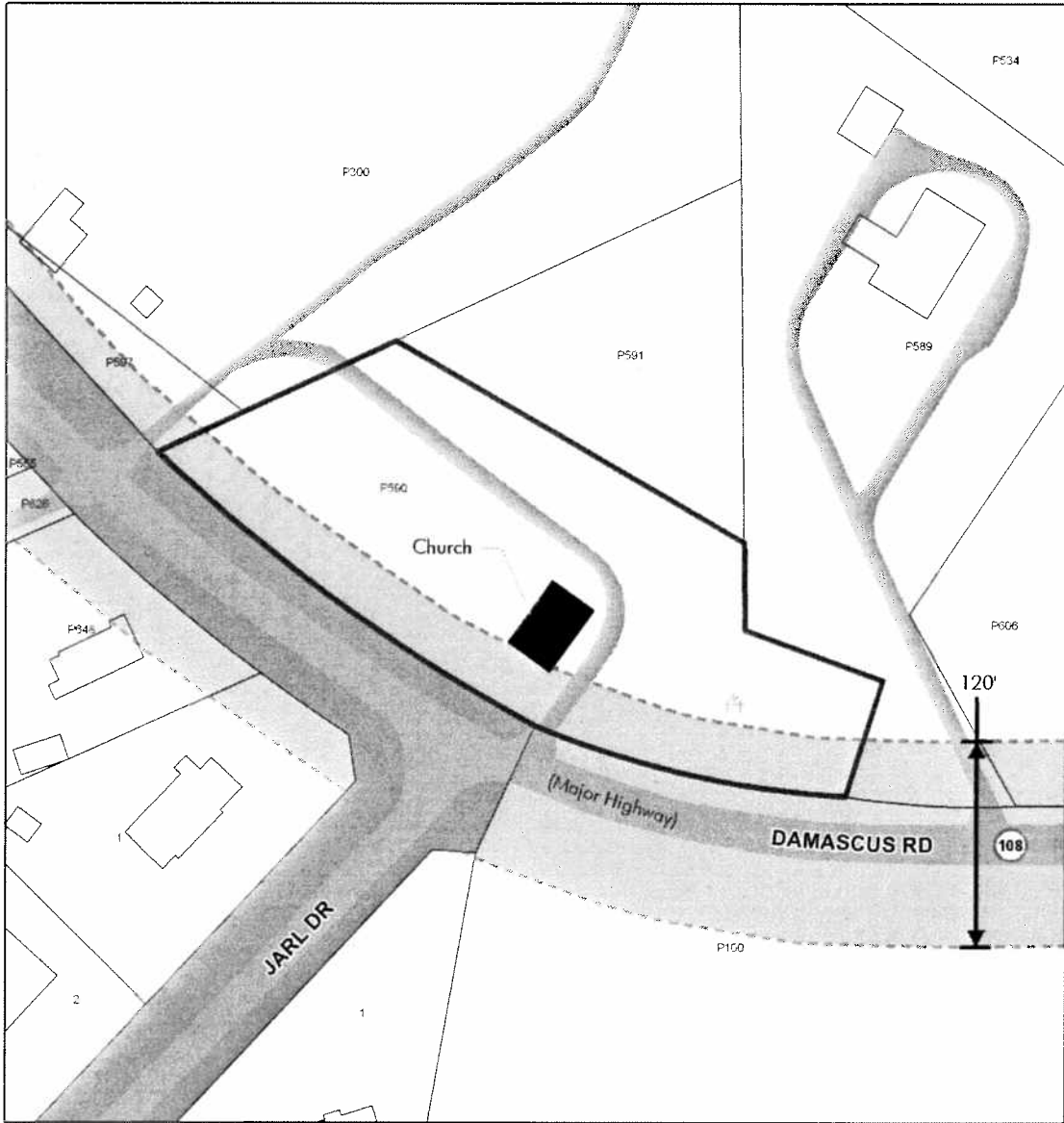
Zoning: RDT








Criteria: 1a, 1d, 2a, 2d

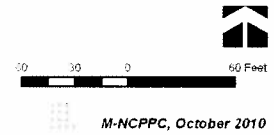
Revised Environmental Setting: The setting is parcel P800 [ , is] (five acres) [ , not be reduced,] plus any portion of the adjoining lot or parcel on which the smoke house and summer kitchen sit. The setting includes existing road right of way that exists by prescriptive easement within the parcel boundaries. The setting is not to be reduced.

Revised Map: Revised to ensure environmental setting boundary includes all of smokehouse and summer kitchen, which may straddle the property line.

**Mt. Lebanon Methodist Protestant Church and Cemetery (15/20) 8115 Damascus Road**



-  Environmental setting
-  Parcel boundaries
-  Existing pavement
-  Public Right of Way (ROW)
-  Master planned ROW
-  Contributing buildings
-  Cemeteries



**15/20 Mt. Lebanon Methodist Protestant Church and Cemetery, 8115 Damascus Road**

The Mt. Lebanon Methodist Protestant Church, now Mt. Lebanon Fellowship, has historical, cultural, and architectural significance, because of the following:

- Vernacular Gothic Revival church built in 1902 featuring pointed arch windows and front door transom
- Well-maintained cemetery and intact rural setting
- Highly representative building type: front-gabled structure once typical for non-residential buildings in the nineteenth and early twentieth century Montgomery County, yet now quite rarely found
- Owned by the Mt. Lebanon Church Association, primarily composed of descendants of the original land provider, Jeremiah Lewis Williams
- Cemetery includes graves of original land provider, Jeremiah Lewis Williams, and his descendants; as well as notable Montgomery County residents (Downey M. Williams, a County Commissioner; Jerry Williams, a three-term County Councilor; Jerry Hyatt, a State Delegate; and Herbert S. Hyatt, former President of the Bank of Damascus)
- Believed to be the last Methodist Protestant Church built in the Upper County

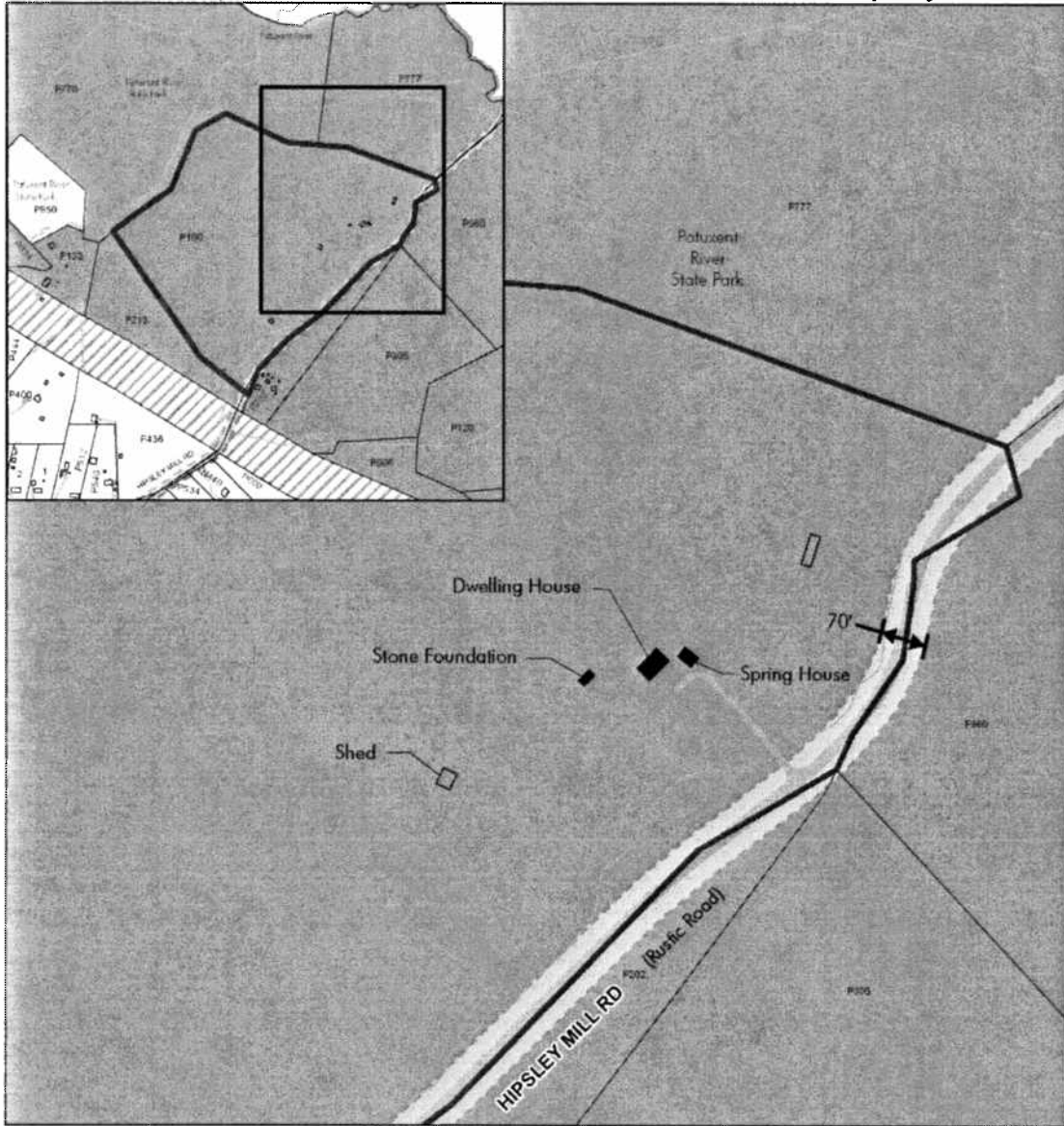
Zoning: RDT












Criteria: 1a, 1c, 1d, 2a, 2e

Revised Environmental Setting: The setting is the parcel P590, being 47,715 square feet. This setting, which includes the church, [and] cemetery, and Master Plan right of way, is not to be reduced. If Damascus Road is widened, design compromises may be necessary for protection of the resource.

Revised Map: Revised to add detail. Environmental setting boundary is the same.

Public Interest Factor: The Master Plan right of way, which is partially within the parcel, is included because it abuts the historic church and the church porch is within the right of way. The resource therefore requires strict protection.



- |   |                       |   |                           |   |                |
|---|-----------------------|---|---------------------------|---|----------------|
|  | Environmental setting |  | Contributing buildings    |  | Water features |
|  | Parcel boundaries     |  | Other buildings           |   |                |
|  | Existing pavement     |  | Existing parkland         |   |                |
|  | Master planned ROW    |  | Proposed parkland         |   |                |
|  | Utility Right of Way  |  | Streams, rivers and lakes |   |                |



M-NCPPC, October 2010

**15/71 Chrobot House (Margaret Price House), 24724 Hipsley Mill Road**

*Not Currently Listed on the Locational Atlas and Index of Historic Sites*

The Chrobot house is architecturally significant because of the following:

- Dwelling house is a rare Montgomery County example of a Germanic building tradition found extensively in Frederick of frame construction, banked into the hillside, with an exposed stone foundation on the front façade and two entry doors at the basement level. The dwelling was probably built by German immigrants (Lawrence and Katie Chrobot) (1903)
- Mixture of stylistic features typical of Victorian vernacular buildings of this date, with Greek Revival style half round gable window, front door with transom and sidelights, Gothic Revival steeply pitched cross gable, a full width porch, an a good example of a domestic outbuilding, identified as a smokehouse or springhouse

Zoning: RDT

Criteria: 1a, 1d, 2a

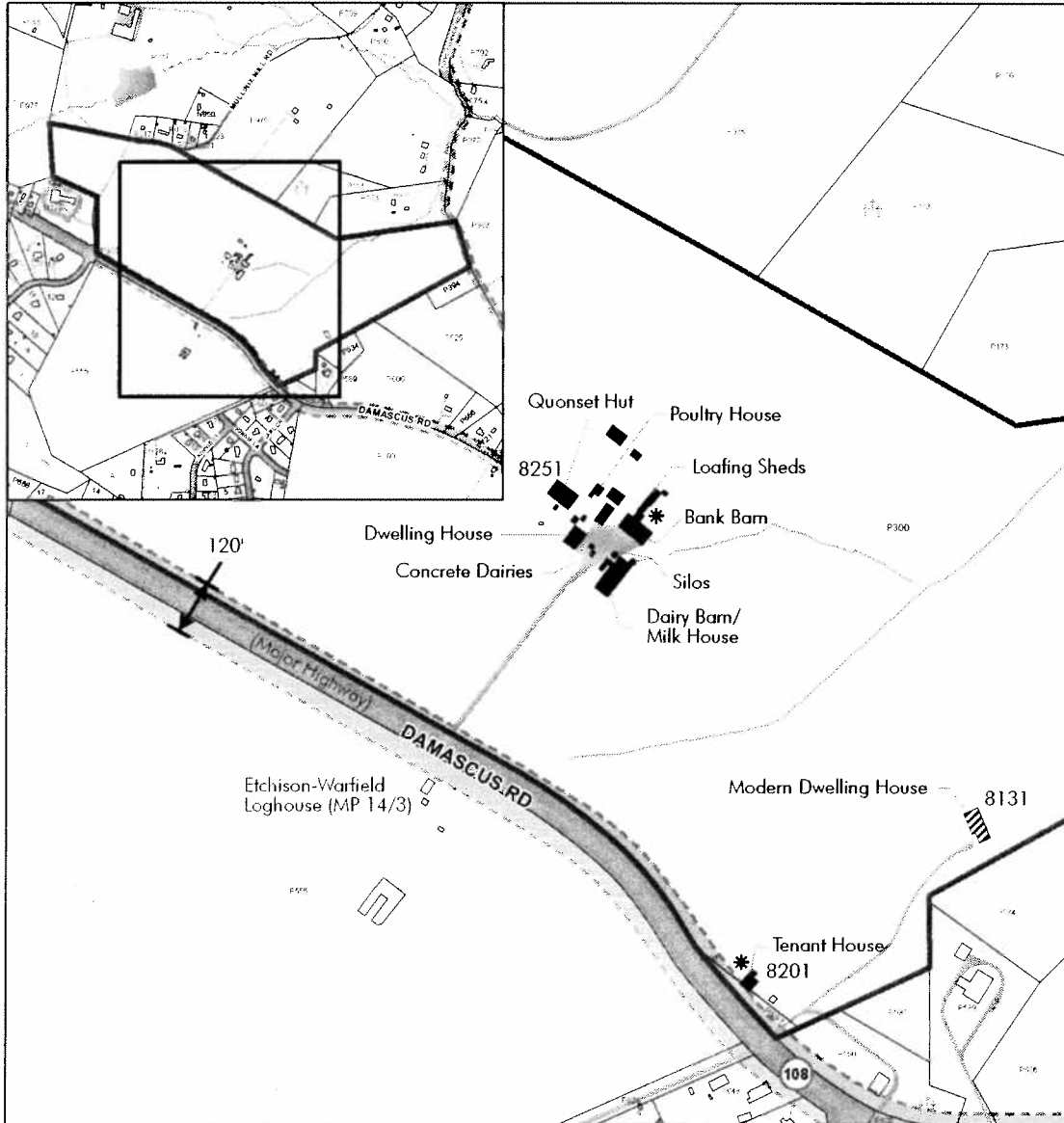
Revised Environmental Setting: The setting is parcel P100, being 59.4 acres. The parcel is located within the Patuxent River State Park. The features to be preserved are the dwelling house, the spring house, the stone foundations, the tree line along the road, and the driveway approach from Hipsley Mill Road. Hipsley Mill Road is a Rustic Road. The inclusion of portions of the Master Planned right of way within the setting helps protect the resource and the road.

Revised Map: Revised to show detail.

Public Interest Factor: Hipsley Mill Road is a Rustic Road. Portions of Master Plan right of way are within environmental setting. Tree line along road is part of character of resource, designation of resource and inclusion of right of way within setting helps protect road and resource.

**Basil Warfield Farm (15/73)**

**8251, 8201, 8131 Damascus Road**



- |                           |                            |   |
|---------------------------|----------------------------|---|
| Environmental setting     | Contributing buildings     | Water features                                  |
| Parcel boundaries         | Non-contributing buildings | Cemeteries                                      |
| Existing pavement         | Other buildings            | Revised building footprint, GIS update 10.2010. |
| Public Right of Way (ROW) | Hidden hydrologic feature  |   |
| Master planned ROW        | Streams, rivers and lakes  |   |

940 470 0 940 Feet  
 M-NCPPC, October 2010



### **15/73 Basil Warfield Farm, 8251, 8201, and 8131 Damascus Road**

*Not Currently Listed on the Locational Atlas and Index of Historic Sites*

The Basil Warfield Farm is architecturally and historically significant because of the following:

- Farm established by Basil Warfield (1859-1931) with wife Alice, née Mullinix, in 1893
- outstanding collection of residential and agricultural buildings, forms one of the most complete farmsteads in the survey area, high level of integrity, highly representative of the early to mid twentieth century farm --
  - fine Gothic-inspired center cross gable dwelling house with full width porch
  - dual entrance tenant house (8201) highly representative of a traditional building form found in the Upper Patuxent area, similar to three others near or on Mullinix Mill Road
  - fine gambrel roof dairy barn and milk house
  - two small concrete block buildings--a dairy building and a storage building
  - large timberframe bank barn with ornate sheet metal ventilators and shed-roof corn crib
  - ell-shaped poultry house with attached terra cotta block privy (one of two outhouses in found survey area)
  - a terra cotta silo with dome roof and a concrete block silo – unusual in area
  - log barn

Zoning: RDT

Criteria: 1a, 1d, 2a, 2e

Revised Environmental Setting: The environmental setting is [91] 92 acres, being parcel P300 and P597. In the event of subdivision, the features to be preserved include the farm complex and tenant house shown on the map, including all contributing structures, the historic driveway approach to the farmstead from Damascus Road, and vistas from Damascus Road. The house at 8131 Damascus Road is non-contributing. The environmental setting includes that portion of the Master Plan right of way that lies within the parcel.

Revised Map: Revised to add detail.

Public Interest Factors: The owner wrote in after the Planning Board public hearing to say that she objects to designation and feels that the Agriculture Reserve itself provides enough protection. She notes that the situation regarding the small parcel is complex, but staff has consulted with other staff and cannot find the problem. She notes the development in the area is causing run-off to her property and gullies, whereas her land used to be level.

## CONCLUSION

Staff recommends that the Planning Board designate the resources addressed in the prior two sections as recommended by staff, and update the Locational Atlas accordingly.

### Appendices

- Final List of Resources Evaluated by HPC, with HPC and Staff Recommendations (excludes tax parcels in historic districts)
- Map of Upper Patuxent Area Resources
- Designation Criteria

### Separate Attachments (at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent))

- Final List of Resources Evaluated by HPC, with HPC and Staff Recommendations (All Tax Parcels, including Historic Districts)
- Insert to the Public Hearing Draft: Resources listed by Resource Number, with Page Number
- Set of All Revised Maps and Environmental Setting Texts, per Staff Recommendations to the Planning Board
- Written Submissions Received Subsequent to Public Hearing on 10.14.2010
- Transportation Memo
- Environmental Comments
- Community-Based Planning Comments
- Park Comments

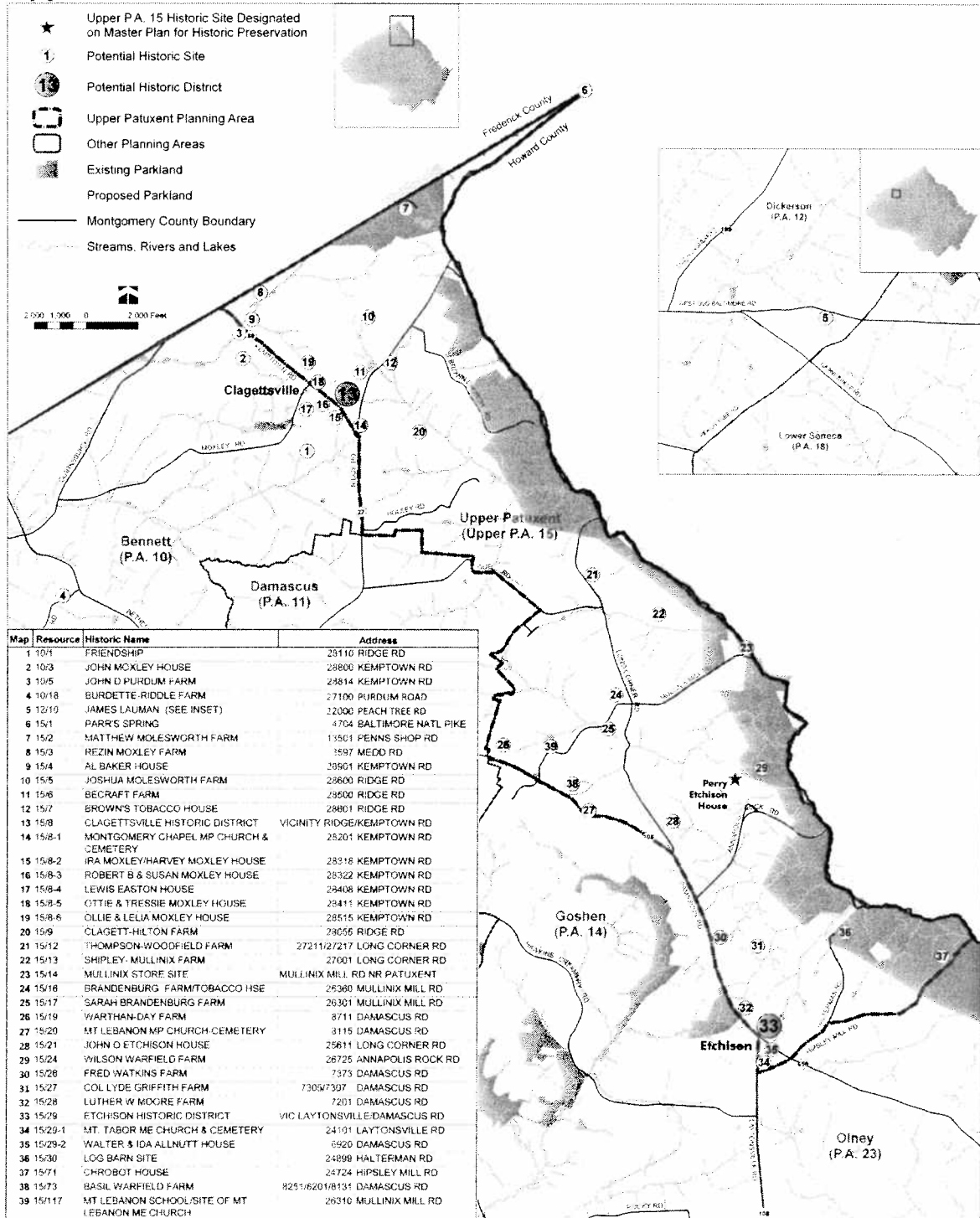
# APPENDIX

FINAL LIST OF RESOURCES EVALUATED BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION (HPC) FOR THE UPPER PATUXENT AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION, WITH HPC AND STAFF RECOMMENDATIONS TO PLANNING BOARD						
Resource No.	Resource Name	Address		Tax District-Tax ID	HPC Recommendations to PB (advisory only)	Staff Recommendations to PB (advisory only)
<b>Individual Resources</b>						
10/01 [PDF]	FRIENDSHIP	28110	RIDGE RD	12-00937190	Designate	Designate
10/03 [PDF]	JOHN MOXLEY HOUSE	28800	KEMPTOWN RD	12-0093792	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
10/05 [PDF]	JOHN D. PURDUM HOUSE	28814	KEMPTOWN RD	12-00937508	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
10/18 [PDF]	BURDETTE-RIDDLE FARM	27100	PURDUM ROAD	12-00939837	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
12/10 [PDF]	JAMES LAUMAN FARM	22000	PEACH TREE RD	12-00916302	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/01 [PDF]	PARRS SPRING	4704	BALTIMORE NATL PIKE	13-002061/ U-381018	Retain on Locational Atlas	Designate
15/02 [PDF]	MATTHEW MOLESWORTH FARM	13501	PENNS SHOP RD	09-295097/ 12-00938638	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/03 [PDF]	REZIN MOXLEY HOUSE	3597	MEDD RD	12-00925795	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/04 [PDF]	ALFRED BAKER HOUSE	28901	KEMPTOWN RD	12-00923364	Do not designate; Remove from Locational Atlas	Designate
15/05 [PDF]	MOLESWORTH-BURDETTE FARM	28600	RIDGE RD	12-00923967	Designate	Designate
15/06 [PDF]	BECAFT FARM	28500	RIDGE RD	12-01613937	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/07 [PDF]	BROWNS TOBACCO HOUSE	28601	RIDGE RD	12-00923717	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/08-1 [PDF]	MONTGOMERY METHODIST PROTESTANT CHURCH & CEMETERY <sup>2</sup>	28201	KEMPTOWN RD	12-01876507	Designate	Designate
		n.a.	RIDGE RD	12-00936685		
		n.a.	RIDGE RD	12-00936982		
15/08-2 [PDF]	IRA MOXLEY/HARVEY MOXLEY HOUSE <sup>2</sup>	28318	KEMPTOWN RD	12-00927247	Designate as individual resource	Designate as individual resource only if not included in historic district
15/08-3 [PDF]	ROBERT B. & SUSAN MOXLEY HOUSE <sup>2</sup>	28322	KEMPTOWN RD	12-00937348	Designate as individual resource	Designate as individual resource only if not included in historic district
15/08-4 [PDF]	LEWIS & LAURA EASTON HOUSE <sup>2</sup>	28408	KEMPTOWN RD	12-00928787	Designate as individual resource	Designate as individual resource only if not included in historic district
15/08-5 [PDF]	OTTIE & TRESSIE MOXLEY HOUSE <sup>2</sup>	28411	KEMPTOWN RD	12-01884688	Do not designate as individual resource; Remove from Locational Atlas	Designate as individual resource only if not included in historic district
15/08-6 [PDF]	OLLIE & LELA MOXLEY FARM <sup>2</sup>	28515	KEMPTOWN RD	12-00937304	Designate as individual resource	Designate as individual resource only if not included in historic district
15/09 [PDF]	CAPT. CLAGETT-HILTON FARM	28055	RIDGE RD	12-00931661	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/12 [PDF]	THOMPSON-WOODFIELD FARM	27211	LONG CORNER RD	12-00944300	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
		27217		12-00944297		
15/13 [PDF]	SHIPLEY-MULLINX FARM	27001 unknown	LONG CORNER RD	12-00937510	Designate; Two-door tenant house is non-contributing; modern dwelling at unknown street number is non-contributing. <sup>5</sup>	Designate; Two-door tenant house is non-contributing; modern dwelling at unknown street number is non-contributing. <sup>5</sup>
15/14 [PDF]	MULLINX STORE SITE		MULLINX MILL RD NEAR PATUXENT RIVER	12-00935976	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/16 [PDF]	CLAGETT-BRANDENBURG FARM & TOBACCO HOUSE	26360	MULLINX MILL RD	12-00924585	Designate	Designate
15/17 [PDF]	SARAH BRANDENBURG FARM	26301	MULLINX MILL RD	12-00010180	Designate	Designate
15/19 [PDF]	WARTHAN-DAY FARM	8711	DAMASCUS RD	12-00927420	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/20 [PDF]	MT. LEBANON MP CHURCH-CEMETERY	8115	DAMASCUS RD	12-00006405	Designate	Designate
15/21 [PDF]	JOHN O. ETCHISON HOUSE	25611	LONG CORNER RD	12-03578743	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/24 [PDF]	WILSON WARFIELD FARM	26725	MULLINX MILL RD	12-00009330	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/26 [PDF]	FRED WATKINS FARM	7373	DAMASCUS RD	01-02518631	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas

15/27 [PDF]	COL. LYDE GRIFFITH/MERHLE WARFIELD FARM	7305 7307	DAMASCUS RD	01-00010362	Do not designate; Remove from Locational Atlas	Designate
15/28 [PDF]	LUTHER W. MOORE FARM	7201	DAMASCUS RD	01-01724548	Designate	Designate
15/29-1 [PDF]	MT. TABOR METHODIST EPISCOPAL CHURCH-CEMETERY <sup>2</sup>	24101	LAYTONSVILLE RD	01-00006393	Do not designate as individual resource (and do not include as contributing resource to historic district); Remove from Locational Atlas	Do not designate as individual resource (but include as contributing resource to historic district -- see 15/29)
15/30 [PDF]	LOG BARN SITE	24899	HALTERMAN RD	01-009636	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/71 [PDF]	CHROBOT HOUSE <sup>1</sup>	24724	HIPSLEY MILL RD	01-00009374	Designate; Add to Locational Atlas	Designate; Add to Locational Atlas
15/73 [PDF]	BASIL WARFIELD FARM <sup>1</sup>	8201	DAMASCUS RD	01-0010395	Designate; Add to Locational Atlas; Dwelling house at 8131 Damascus Rd. is non-contributing. <sup>5</sup>	Designate; Add to Locational Atlas; Dwelling house at 8131 Damascus Rd. is non-contributing. <sup>5</sup>
		8251	DAMASCUS RD			
		8131	DAMASCUS RD	01-205649		
		8251	DAMASCUS RD			
15/117 [PDF]	MT. LEBANON SCHOOL/SITE OF MT. LEBANON CHURCH <sup>1</sup>	26310	MULLINX MILL RD	12-00938503	Do not designate	Designate; Add to Locational Atlas
<b>Historic Districts</b>						
15/08 [PDF]	CLAGGETTSVILLE HISTORIC DISTRICT	VICINITY RIDGE RD & KEMPTOWN RD IN CLAGGETTSVILLE			Do not designate; Remove from Locational Atlas	Designate
15/29 [PDF]	ETCHISON HISTORIC DISTRICT	VICINITY DAMASCUS RD & LAYTONSVILLE RD IN ETCHISON			Designate a 5-Parcel Historic District as shown on the map in the Public Hearing Draft Amendment; Remove all other parcels from Locational Atlas	Designate an 18-Parcel Historic District as shown on the map in the Staff Draft
<sup>1</sup> Historic resource that is not on the Locational Atlas and Index of Historic Sites in Montgomery County Maryland. <sup>2</sup> Historic resource that was considered by the HPC first for inclusion in a historic district and then for individual designation. <sup>5</sup> Non-contributing" means that the building or structure does not contribute to the architectural or historical significance of the individual resource.						

# APPENDIX

## Upper Patuxent Area Historic Resources



Montgomery County Planning Dept, Historic Preservation Office, 301-563-3400

M-NCPPC

October 2010

## **APPENDIX DESIGNATION CRITERIA**

Montgomery County Code, Chapter 24A. Historic Resource Preservation  
Section 24A-3. Master plan for historic preservation; criteria for designation of historic sites or districts.

(a) ...

(b) In considering historic resources for designation as historic sites or historic districts, the planning board shall apply the following criteria:

1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.