



Planning Board Resolution No. 12-129: Resolution to Adopt the Approved *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*

[Sly]

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Completed: 11/01/12

Description

Planning Board Resolution No. 12-129 is a resolution to adopt the amendment, *Upper Patuxent Historic Resources, An Amendment to the Master Plan for Historic Preservation*, as approved by the Montgomery County Council sitting as the District Council per Council Resolution No. 17-538.

Summary

Staff recommends **adoption of Planning Board Resolution No. 12-129 for transmittal to the full Commission.**

Discussion

On February 29, 2012, the Planning Board transmitted to the County Council and County Executive the Planning Board Draft of the Upper Patuxent Amendment. The Planning Board Draft recommended designation of two historic districts and ten sites.

On September 18, 2012, the Council introduced and adopted Council Resolution No. 17-538, which approved the Planning Board Draft with revisions. The approved amendment designates one historic district and ten sites on the *Master Plan for Historic Preservation in Montgomery County, Maryland*. The Council's main revisions to the Planning Board's recommendations were as follows:

- 10/1 Friendship – environmental setting reduced to exclude Kemptown Road master planned right-of-way within the parcel;
- 15/05 Molesworth-Burdette Farm – environmental setting reduced to 0.5 acres to include only the dwelling house and summer kitchen/tenant house;

- 15/8 Clagettville HD – resource not designated, instead three parcels and portions of right-of-way that were within the proposed district were designated as an individual site (15/08-1 Montgomery Chapel Methodist Protestant Church and Cemetery);
- 15/16 Clagett-Brandenburg Farm and Tobacco House – resource not designated, text added encouraging relocation of tobacco house offsite for public viewing without use of public funds for the move;
- 15/17 Sarah Brandenburg Farm – environmental setting reduced to exclude the existing paving and the land to the northwest of this paving;
- 15/20 Mt. Lebanon Methodist Protestant Church – text added stating that that the Planning Board should modify the master planned right-of-way for Damascus Road to avoid transportation/historic resource conflicts;
- 15/29 Etchison Historic District – text added stating that that the Planning Board should modify the master planned right-of-way for Laytonsville Road to avoid transportation/historic resource conflicts; and
- 15/73 Basil Warfield Farm – environmental setting reduced by excluding Damascus Road master planned right-of-way within the two parcels; however, from the southern boundary of the property at Damascus Road to 100 feet north of the tenant house, the environmental setting extends to the existing (2012) paving of Damascus Road.

SY:SW:MD/am

Attachments

Attachment A: Montgomery County Planning Board Resolution No. 12-129 (approved for legal sufficiency 10.23.2012)

Attachment B: Montgomery County Council Resolution No. 17-538 (introduced and adopted 9.18.2012)

MCPB NO. 12-129

M-NCPPC NO. XX-XX

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law and in accordance with the procedures in Chapter 33A of the Montgomery County Code, held a duly advertised public hearing on October 14, 2010 on the Public Hearing Draft of *Upper Patuxent Historic Resources, An Amendment to the Master Plan for Historic Preservation*; and

WHEREAS, such Public Hearing Draft is also an amendment to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended, the *Damascus Master Plan*, the *Preservation of Agriculture and Rural Open Space Functional Master Plan*, as amended; and the *Master Plan of Highways*, as amended; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, revised the Public Hearing Draft and forwarded it as the Planning Board Draft to the Montgomery County Executive and Montgomery County Council on February 29, 2012; and

WHEREAS, the Montgomery County Executive reviewed the Planning Board Draft and submitted comments to the Montgomery County Council on April 27, 2012; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County held a public hearing on June 12, 2012, wherein testimony was received concerning the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*; and

WHEREAS, the District Council on September 18, 2012 approved the Planning Board Draft with revisions, per attached Council Resolution No. 17-538;

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the amendment, *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, as approved by the Montgomery County Council sitting as the District Council per Council Resolution No. 17-538, thereby also adopting amendments to the *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended, the *Damascus Master Plan*, and the *Preservation of Agriculture and Rural Open Space Functional Master Plan*, as amended; and the *Master Plan of Highways*, as amended; and

BE IT FURTHER RESOLVED, that copies of said amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of each of Montgomery and Prince George's Counties, as required by law.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting on XX in Silver Spring, Maryland, on motion of Commissioner XX , seconded by Commissioner XX , with Commissioners XX voting in favor, Commissioners XX voting against, Commissioner XX abstaining, and Commissioner XX absent.

Francoise M. Carrier
Chair, Montgomery County Planning Board

* * * * *

This is to certify that the foregoing is a true and correct copy of Resolution No. XX adopted by The Maryland-National Capital Park and Planning Commission at its regular meeting on XX in Riverdale, Maryland, on motion of Commissioner XX , seconded by Commissioner XX , with Commissioners XX voting in favor of the motion.

Patricia Colihan Barney
Executive Director

Resolution No.: 17-538
Introduced: September 18, 2012
Adopted: September 18, 2012

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND**

By: District Council

SUBJECT: Approval of Planning Board Draft of Upper Patuxent Area Historic Resources, an Amendment to the Master Plan for Historic Preservation

1. On February 29, 2012, the Montgomery County Planning Board transmitted to the Council the Planning Board Draft of Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation (hereafter referred to as the Amendment).
2. The Amendment presented the results of the Planning Board's evaluation of 31 historic resources (2 districts and 29 sites) on 95 tax parcels located primarily in northeastern Montgomery County in the Upper Patuxent Planning Area. Also included were certain resources in Planning Area 10 near Clagettsville and in Planning Area 14 near Etchison, and one site in Planning Area 12.
3. The Planning Board:
 - recommended that 2 districts and 10 sites be designated on the Master Plan for Historic Preservation in Montgomery County, Maryland; that 19 sites not be designated; and that staff and the County Council take up the issue of design guidelines for one of the districts;
 - updated the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland by adding 3 sites recommended for designation; removing 8 of 19 sites not recommended for designation; and removing 23 parcels that the Planning Board excluded from the 2 districts it recommended for designation;
 - asked the County Council's recommendation on whether to retain one resource on the Locational Atlas if not designated;
 - noted that the Locational Atlas would be updated as necessary following the County Council's evaluation of the resources; and
 - noted that the Historic Preservation Commission evaluated 2 districts and 36 sites, 7 more than the Planning Board, because the Board chose to evaluate those parcels as parts of districts rather than sites.

4. On April 27, 2012, the County Executive transmitted to the County Council his comments on the Amendment.
5. On June 12, 2012, the County Council held a public hearing on the Amendment and referred the Amendment to the Planning, Housing, and Economic Development (PHED) Committee for review and recommendations.
6. On June 25, 2012, the PHED Committee held a worksession to evaluate resources in the Amendment that the Planning Board recommended for designation and to address related issues.
7. On September 11, 2012, the Council held a worksession to review the Amendment and the PHED Committee's recommendations.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Planning Board Draft of Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation is approved with revisions. Council revisions are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring, and general instruction by *italics*.

Cover, Abstract, Title Pages, as follows:

Revise as necessary – titles, dates, abstract language, etc.

Footers throughout, as follows:

Revise as necessary.

After page called The Master Plan for Historic Preservation, as follows:

Add page from rear called The Process of Amending the Master Plan for Historic Preservation.

Contents page, as follows:

Add subheadings and page numbers under Context section; add titles of additional lists and tables, and renumber pages, maps, tables, and figures as necessary.

Page 7, Purpose and Scope Section, as follows:

[This amendment presents the results of the Planning Board's evaluation of 31 up-County resources comprising 95 tax parcels. The Board considered the resources evaluated to determine whether they should be added to, retained on, or removed from the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland* and recommended for designation on the Master Plan for Historic Preservation. Resources are designated when the County Council approves the amendment and the Maryland-National Capital Park and Planning Commission adopts it. Resources are added to and removed from the Locational Atlas by action of the Planning Board, which has jurisdiction over Atlas updates.]

[The Planning Board evaluated two districts and 29 individual sites.¹ The Planning Board recommends that two historic districts and ten sites be added to the Master Plan.] This amendment designates one historic district and ten sites on the Master Plan.¹ For each of these resources, the [Planning Board recommendation] designation includes, as appropriate:

- a summary of historical and architectural significance, a finding on the designation criteria met, and any determinations on public interest factors that were applied²
- a recommended environmental setting (for individual sites), with guidance for review in the case of subdivision or development, or historic district boundaries (for historic districts)
- a categorization of parcels, buildings, structures, or features as contributing or noncontributing to the significance of the resource.

This Amendment also includes a history of the Upper Patuxent area, where most of the resources are located, and identifies additional resources for future evaluation.

Page 7, Footnotes, as follows:

Footnote 1: The Council evaluated the two districts and 10 individual sites recommended for designation by the Planning Board, plus one individual site made up of three parcels that the Planning Board evaluated only as parts of a historic district. The Planning Board evaluated two districts and 29 individual sites. The Historic Preservation Commission evaluated two districts and 36 sites, seven more than the Planning Board because the Board chose to evaluate those seven parcels as parts of districts rather than as individual sites.

Footnote 2: The Public Hearing Draft, which presents the Historic Preservation Commission's recommendations, evaluates resources based on the historical and architectural significance criteria specified in Section 24A-3(b) of the *Historic Preservation Ordinance* (Montgomery County Code, Section 24A. Historic Resources Preservation). The Planning Board Draft, which presented the Planning Board's recommendations, [considers] considered historical and architectural significance, as well as public interest factors. Page 22 of the *Master Plan for Historic Preservation* states that "after receiving the recommendation of the [Historic Preservation] Commission, the Montgomery County Planning Board...hold[s] 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." The Approved and Adopted Amendment reflects the Council's determinations, which are based on both the public interest and the historical and architectural significance criteria in the Historic Preservation Ordinance.

Page 8, Map 1, Resource Locations, as follows:

Replace with map on Upper Patuxent website.

Page 8, Resource Status Section, as follows:

Most resources evaluated in this Amendment were listed on the original 1976 Locational Atlas. During Planning Board worksessions, the Planning Board updated the Atlas by adding and removing resources. The Planning Board added to the Atlas three previously unidentified sites (15/71, 15/73, 15/117) that it recommended for designation in the Master Plan. It also removed from the Atlas 18 sites not recommended for designation, as well as 23 parcels outside the recommended boundaries of the two historic districts recommended for designation.

The original 1976 Locational Atlas included one resource within the Upper Patuxent area (the Perry Etchison House, 15/23) that the Council previously added to the Master Plan as well as several resources that the Board removed from the Atlas in prior amendments to the Master Plan for Historic Preservation.

During Council worksessions for this amendment, the Council recommended removal from the Atlas of a site (15/28) which the Historic Preservation Commission and Planning Board differed on whether to designate. This site (15/28), as well as other resources recommended for designation by the Planning Board but not designated by the Council (site 15/16, historic district 15/8), will be removed from the Atlas by the Planning Board.

Page 9, Footnote, as follows:

Footnote 3: 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 Farm on a property bounded by Peach Tree Road and Barnesville Road[s], both Rustic Roads, and West Old Baltimore Road, an Exceptional Rustic Road.

Page 11, as follows:

History

(In this section, resources in **bold** [are] were evaluated [in] for this amendment)

Page 13, second paragraph, second sentence, as follows:

Parr patented several tracts in the area that eventually became the junction of four counties and was the namesake for [Parr's Spring (15/1)] **Parr's Spring (15/1)**, Parr's Ridge, Parrsville, and Parr's Plane.

Page 15, second full paragraph, fifth sentence, as follows:

Jeremiah Brandenburg's father, William Asbury Brandenburg, continued to plant tobacco at the [Clagett-Brandenburg Farm (15/16)] **Clagett-Brandenburg Farm (15/16)** until the 1930s, when price drops no longer justified the labor.

Page 19, Schools, Churches, and Stores Section, fifth sentence, as follows:

Another example is the African-American school in Friendship, known at various times as the Razorblade, [Friendship] Friendship, or Clagettville School.

Page 23, Top, first and third full sentences, as follows:

Concrete block could be hosed down and cleaned more easily than the old wood barns, allowing farmers to meet improving sanitation [r equirements] requirements. Silos are often found near the barns. The **Basil Warfield Farm (15/73)** shows this combination of bank barn, dairy barn, milk house and silo, as does the **Warthan-Day Farm (15/19)**. Both farms have terracotta silos, which are unusual in the Upper Patuxent.

Page 24, Footnote, as follows:

Footnote 45: [Plat Map of Mullinix Mill Road (west) at its junction with Damascus Road, showing Mt. Lebanon Meeting House Road Plat and Certificate, STS 3/221-223, November 13, 1847 (www.MdLandRec.net)] Grace L. Tracey and John P. Dern, *Pioneers of Old Monocacy, The Early Settlement of Frederick County, Maryland 1721 – 1743* (Baltimore: Genealogical Publishing Co., Inc., 1987), page 228.

Page 28, fourth paragraph, first sentence, as follows:

One of the first Methodist Protestant churches in the vicinity of the Upper Patuxent area was the Providence Methodist Protestant Church, in [Kemptown,] Kemptown, which is in Frederick County just over the county line.

Page 28, fifth paragraph, as follows:

Methodist churches in the Upper Patuxent in the 19th and early 20th centuries included Benton's Church (1822) on Mullinix Mill Road, later known as the [Mt. Lebanon Methodist Episcopal Church] **Mt. Lebanon Methodist Episcopal Church** (now demolished, on the site of 15/117)[;], forerunner of the Damascus Methodist Episcopal Church (now Damascus United Methodist); Brown's Chapel (non-denominational when started in [the] 1846 but Methodist Protestant by 1860, no longer standing); **Montgomery Chapel Methodist Protestant Chapel (15/8-1 and in 15/8)** (original building 1871, replaced 1901), the successor church to Brown's Chapel; **Mt. Tabor Methodist Episcopal Church (15/29-1)** (original building 1881, new 1914, both still standing); Friendship Church (15/115)(original late 1800s, replaced 1901), an African-American congregation; and **Mt. Lebanon Methodist Protestant Church (15/20)** (1901).

Page 29, Photos, as follows:

Make clear which photo illustrates which vernacular house type, by placement or better captions and text in relevant paragraphs.

Page 29, third paragraph, first sentence, as follows:

The Log House[,] is typically one-story with one or two rooms, or two stories with one room over one room.

Page 29, fourth paragraph, first sentence, as follows:

The Side-Gabled House[,] is a two-story, frame dwelling with side-gabled roof, typically three bays wide.

Page 29, fifth paragraph, first sentence, as follows:

The Two-Door House[,] is a two-story dwelling with two center doors on the front facade and either three or four bays on the second floor.

Page 29, sixth paragraph, first sentence, as follows:

The Center Cross-Gabled House[,] is a two-story dwelling characterized by a center gable or large dormer containing a Gothic Revival-inspired lancet or pointed arched window.

Pages 30 and 31, Photos, as follows:

Make clear through a heading or in the individual captions that these photos are variants of center cross-gabled houses.

Page 38, Map 2, Upper Patuxent Area Historic Resources, as follows:

Revise map and key symbols to indicate which resources were designated and which were not; also label Laytonsville Road.

After Page 38, as follows:

Add a page with a list that identifies, in table format, all resources shown on Map 2 (Map #, Resource #, Historic Name, Street Address).

Page 40, as follows:

[The Planning Board evaluated 31 resources located mainly in Planning Area 15 (Patuxent). The Planning Board:

- recommends that two districts be designated on the Master Plan for Historic Preservation and that staff and the County Council take up the issue of design guidelines for one of the

districts. The Board removed 23 parcels from the Atlas that the Board excluded from the two districts that it recommends for designation

- recommends that 10 sites be designated on the Master Plan for Historic Preservation. Three of these sites were not yet on the Atlas, and the Board added them. The Board requests a recommendation from the County Council on whether to retain one of these sites on the Atlas if not designated in order to protect the site pending a contemplated future evaluation of all boundary stones along portions of the Frederick-Montgomery-Howard County borders
- recommends that 19 sites not be designated. The Board removed 18 of these from the Atlas. The Board retained the 19th consistent with its policy to keep sites on the Atlas pending County Council evaluation in cases where the Board and Historic Preservation Commission differ on whether to recommend designation.

The Planning Board noted that the Board or its staff would further update the Atlas as necessary following the County Council’s evaluation of resources. The Board also identified additional resources for future evaluation as shown in the Context section of this Amendment.]

The Upper Patuxent Area Amendment started with an evaluation of Upcounty resources by the Historic Preservation Commission and the Planning Board. Map 2 shows the location of these resources. The Council then evaluated the two districts and ten sites recommended for designation by the Planning Board. After determining not to designate one of the districts, the Council evaluated three of its parcels as an individual site (15/8-1). The following table shows the 13 resources evaluated by the Council, as well as the Council’s determinations on whether to designate the resources on the Master Plan for Historic Preservation.

table X Sites and Districts Evaluated by the County Council, with Council Designation Determinations

Resource #	Historic Name	Street Address
10/1	Friendship*	28110 Ridge Rd
15/1	Parr’s Spring*	4704 Old National Pike
15/5	Molesworth-Burdette Farm*	28600 Ridge Rd
15/8	Clagettville Historic District (34 tax parcels)**	Vicinity Kemptown and Ridge Rds
15/8-1	Montgomery Chapel Methodist Protestant Church and Cemetery (3 parcels)*	28201 Kemptown Rd (12-01876507) P922; – Kemptown Rd (12-00936685) (P915); – Kemptown Rd (12-00936982) (P867)
15/13	Shipleigh-Mullinix Farm*	27001 Long Corner Rd Long Corner Rd (non-contributing modern dwelling in same tax parcel, address unknown)
15/16	Clagett-Brandenburg Farm and Tobacco House**	26360 Mullinix Mill Rd

<u>15/17</u>	<u>Sarah Brandenburg Farm*</u>	<u>26301 Mullinix Mill Rd</u>
<u>15/20</u>	<u>Mt. Lebanon Methodist Protestant Church and Cemetery*</u>	<u>8115 Damascus Rd</u>
<u>15/29</u>	<u>Etchison Historic District (5 tax parcels)*</u>	<u>Vicinity Damascus and Laytonsville Rds</u>
<u>15/71</u>	<u>Chrobot House (Margaret Price House)*</u>	<u>24724 Hipsley Mill Rd</u>
<u>15/73</u>	<u>Basil Warfield Farm*</u>	<u>8251, 8201, 8131 Damascus Rd</u> <u>(01-0010395, 01-00010407)</u>
<u>15/117</u>	<u>Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church*</u>	<u>26310 Mullinix Mill Rd</u>

Council determination: designate on the Master Plan for Historic Preservation.

** Council determination: do not designate on the Master Plan for Historic Preservation.

For a summary of resources, tax identification numbers, and Planning Board actions, see Table 6.

As shown, the Council determined that one district and ten sites should be designated, and that one district and one site should not be designated. The Council modified the boundaries and/or texts of certain environmental settings; recommended that the Planning Board change the master planned right-of-way for Damascus and Laytonsville Road to avoid future conflicts with historic resources 15/20 and 15/29; and requested that a definition of customary farming be developed. The Council expressed the hope that the rare log tobacco house on resource 15/16, which was not designated, could be preserved and moved elsewhere in Montgomery County so that the public could view it, noting that the move should not be at public expense.

In addition, the Council recommended removal from the Locational Atlas of a site (15/28) for which the Historic Preservation Commission's and Planning Board's recommendations on whether to designate differed. Finally, the Council directed the Planning Board to update the Locational Atlas as necessary following the Council's action on the Planning Board Draft Amendment. (In cases, such as for 15/28, where the Planning Board and Historic Preservation Commission differ on whether to designate, Planning Board policy is to retain the resource on the Atlas until Council evaluation.)

Subsequent sections of this document give architectural and historical background for each resource as well as the [Planning Board's] Council's specific [recommendations] determinations for designated resources [recommended for designation]. These [recommendations] determinations include applicable designation criteria; public interest determinations; environmental settings and included appurtenances; guidance on settings and appurtenances in case of property development or subdivision; historic district boundaries and included parcels; and categorization of parcels, buildings, structures, and features as contributing or noncontributing to the significance of the resource.

Page 41, Separator Page, Tab, as follows:

[Recommended] Designated

Page 41, Separator Page, Title Bar, as follows:

Sites and Districts [Recommended for Designation] Designated on the Master Plan

Page 43, Table, as follows:

table [2] Sites and Districts [Recommended for Designation] Designated on Master Plan

Resource #	Historic Name	Street Address
10/1	Friendship ¹	28110 Ridge Rd
15/1	Parr's Spring [*] ¹	4704 Old National Pike
15/5	Molesworth-Burdette Farm ¹	28600 Ridge Rd
[15/8	Clagettville Historic District (34 tax parcels) [**]	Vicinity Kemptown and Ridge Rds]
<u>15/8-1</u>	<u>Montgomery Chapel Methodist Protestant Church and Cemetery (3 parcels)²</u>	<u>28201 Kemptown Rd (12-01876507)</u> <u>P922; – Kemptown Rd (12-00936685)</u> <u>(P915); – Kemptown Rd (12-00936982)</u> <u>(P867)</u>
15/13	Shipleigh-Mullinix Farm ¹	27001 Long Corner Rd Long Corner Rd (non-contributing modern dwelling in same tax parcel, address unknown)
[15/16	Clagett-Brandenburg Farm and Tobacco House	26360 Mullinix Mill Rd]
15/17	Sarah Brandenburg Farm ¹	26301 Mullinix Mill Rd
15/20	Mt. Lebanon Methodist Protestant Church and Cemetery ¹	8115 Damascus Rd
15/29	Etchison Historic District ¹ (5 tax parcels) [***]	Vicinity Damascus and Laytonville Rds
15/71	Chrobot House (Margaret Price House) [****] ²	24724 Hipsley Mill Rd
15/73	Basil Warfield Farm [****] ²	8251, 8201, 8131 Damascus Rd (01-0010395, 01-00010407)
15/117	Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church [****] ²	[26310] <u>26130</u> Mullinix Mill Rd

[* If this resource is not designated, the Council should recommend whether to retain it on the Locational Atlas pending future evaluation of boundary markers along the Frederick-Montgomery-Howard County boundary.]

[**The Planning Board recommends that staff and the County Council take up the issue of design guidelines for Clagettville. The Board also removed 10 parcels from the Atlas excluded by the Board from its recommended 34-parcel Clagettville Historic District.]

[***The Planning Board removed an additional 13 parcels from the Atlas not included within the Board's recommended boundaries for the five-parcel Etchison Historic District.]

[****The Planning Board added the site to the Locational Atlas.]

¹Listed on the original 1976 Locational Atlas.

²Listed on the original 1976 Locational Atlas as part of 15/8 Clagettsville Historic District.

³Added to the Locational Atlas by the Planning Board during its worksessions to evaluate the resource.

For a summary of resources, tax identification numbers, and Planning Board actions during its worksessions to evaluate the sites, see Table 6.

Page 44, Map 3 Friendship (10/1), as follows:

Revise to exclude the master planned right-of-way for Kemptown Road.

Revise to include new building footprint in adjoining parcel (not within 10/1).

Page 45, 10/1 Friendship, as follows:

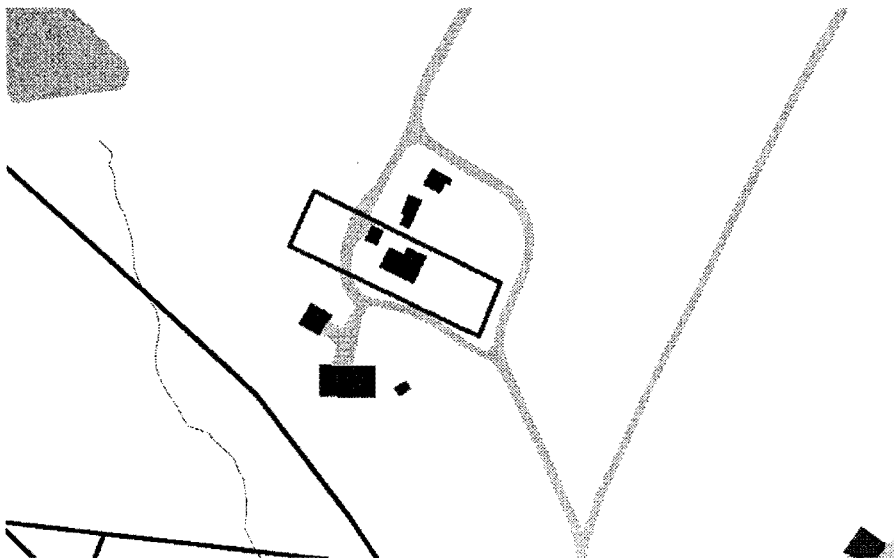
Environmental Setting: The setting is the 89-acre parcel (P200) excluding the master planned right-of-way for Kemptown Road. In the event of subdivision, the features to be preserved include vistas from Ridge Road and Kemptown Road, contributing structures shown in the map, Moxley family and slave cemeteries,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

Page 47, 15/1 Parr's Spring, 4704 Old National Pike, as follows:

[Note: The Planning Board asks that if 15/1 is not designated now, the Council recommend whether to retain it on the Locational Atlas pending a possible future evaluation of boundary markers along portions of the Frederick-Montgomery-Howard County boundary.]

Page 48, Map 5 Molesworth-Burdette Farm (15/5), as follows:

Revise map to reflect Council's final decision on environmental setting boundary of approximately .5 acres.



Page 49, 15/5 Molesworth-Burdette Farm, as follows:

Delete the text following the first paragraph and replace with it following:

Contributing buildings and structures on the property are the 1911 dwelling house and a summer kitchen/tenant house.

At the time of designation, the 137.85 acre property, parcel P800, within which the setting is located, is a working farm subject to a Maryland Agricultural Land Preservation Foundation easement. The easement ensures the continuation of the agricultural use of this property. Ongoing agricultural use of this property retains the significance of this important cultural landscape. The historic designation of the architecturally significant dwelling house and summer kitchen/tenant house promotes their protection, thereby coupling the public purposes of the agricultural easement and the county's historic preservation program.

Zoning: RDT

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

Environmental Setting: The setting is approximately .5 acres, situated on parcel P800.

After Page 49, as follows on two pages:

Add separate page for map of 15/8-1 Montgomery Chapel Methodist Protestant Church and Cemetery

Add separate page with photo of church at top; aerial photo of the church and cemetery, with parcel lines and environmental setting boundary, at bottom of page; and the following text between the photos:

15/8-1 Montgomery Chapel Methodist Protestant Church and Cemetery,
28201 Kemptown Road (12-01876507) (P922); -- Kemptown Road (12-00936685) (P915); --
Kemptown Road (12-00936982) (P867)

The Montgomery Chapel Methodist Protestant Church is a landmark building, prominently located at the intersection of two early roads, Ridge Road and Kemptown Road. It housed one of the earliest Methodist Protestant congregations in the County. The congregation was organized in 1871, but its roots went back to the 1830s and 1840s, when Providence Methodist Protestant Church and Brown's Chapel were established. The Montgomery Chapel Methodist Protestant Church was built in 1904 under the direction of Clagettsville carpenter George Easton of 28408 Kemptown Road. The linear community of Clagettsville grew around the church, first with a store and school located nearby, and then a residential area stretching northwest on Kemptown Road. Clagettsville was historically a close-knit kinship community composed primarily of descendants of Nehemiah Moxley. The inter-related and interdependent residents were tied together socially, religiously, and economically. The church was the social and spiritual center of the region. The burying ground was set aside on ¾ acre in 1882, and later expanded. The resource includes the church building and cemetery. The wood siding was replaced with brick when the church was expanded in 1941. The current bell tower dates from 1960 after the original had been removed. The church is now the St. Thomas Orthodox Syrian Church. An

earlier church had been built on this site in 1871. A cemetery located north of the church on two parcels contains over 760 burials, with graves as early as 1871. The cemetery is maintained by the Montgomery United Methodist Church (also in Clagettsville), the successor congregation to the Montgomery Chapel Methodist Protestant Church. A Gothic-Revival style church hall, built in 1916 and razed in 1974, once stood opposite the church on land historically associated with the Moxley Farm, Friendship (10/1).

Zoning: RDT

Criteria: 2e

Environmental Setting: The setting includes parcel P922, which includes the church structure and portions of the cemetery; the cemetery parcels P915 and P867; all master planned rights-of-way within these 3 parcels; and, as shown, portions of right-of-way outside the three parcels that contain parts of the cemetery and church grounds.

Page 50, Map 6 Clagettsville Historic District (15/8), as follows:

Remove (and move to Not Designated Section after 15/7, with edits and corrections as necessary).

Pages 51 - 63, 15/8 Clagettsville Historic District, as follows:

Remove (and move selected sections with certain edits and corrections to Not Designated Section after 15/7 and Map for 15/8).

Page 66, Map 8 Clagett-Brandenburg Farm and Tobacco House (15/16), as follows:

Remove

Page 67, 15/16 Clagett-Brandenburg Farm and Tobacco House, as follows:

Remove (and move with certain edits to Not Designated Section after 15/14).

Page 68, Map 9 Sarah Brandenburg Farm (15/17), as follows:

Revise map to exclude from the environmental setting the existing paving of Mullinix Mill Road.

Page 69, 15/17 Sarah Brandenburg Farm, as follows:

Environmental Setting: The setting is approximately 4.3 acres, being parcel P800 (five acres) plus any portion of the adjoining lot or parcel on which the smoke house and summer kitchen sit, excluding the existing paving of Mullinix Mill Road and parts of the parcel to the northwest of the paving between the paving and the property line. [The setting includes existing road right of way that exists by prescriptive easement within the parcel boundaries.] The setting is not to be reduced.

Page 71, 15/20 Mt. Lebanon Methodist Protestant Church and Cemetery, as follows:

Zoning: RDT

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

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

Future Action: The Council notes that the Planning Board should modify the master planned right-of-way for Damascus Road to avoid transportation/historic resource conflicts.

Page 72, Map 11 Etchison Historic District (15/29), as follows:

Revise map to add missing street number 24124 on lot to the south of 24130.

Add note on map that says "Parcels with street numbers were evaluated for inclusion in the historic district by the Historic Preservation Commission or Planning Board."

Page 73 15/29 Etchison Historic District, as follows:

Zoning:

- Parcel P707 (7010 Damascus Road): R-200, RV (Rural Village Overlay Zone)
- Parcel P805 (7004 and 7000 Damascus Road, 24230 Laytonsville Road): C-1, R-200, RV
- Parcel P817 (24220 Laytonsville Road): C-1, R-200, RV
- Parcel P802 (24221 Laytonsville Road): C-1, R-200, RV
- Parcel P909 (6920 Damascus Road): R-200, RV

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

Historic District Boundary: The historic district boundary is as shown on the map. All primary structures are contributing resources.

Future Action: The Council notes that the Planning Board should modify the master planned right-of-way for Laytonsville Road to avoid transportation/historic resource conflicts.

Page 78, Map 13 Basil Warfield Farm (15/73), as follows:

Revise map to exclude from the environmental setting the master planned right-of-way for Damascus Road.

Page 79, 15/73 Basil Warfield Farm, as follows:

Zoning: RDT

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

Environmental Setting: The setting is 92 acres, being parcels P300 and P597, excluding the master planned right-of-way of Damascus Road within the two parcels; however, from the southern boundary of the property at Damascus Road to 100 feet north of the tenant house, the environmental setting extends to the existing (2012) paving of Damascus Road. 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.]

Page 83, Separator Page, Tab, as follows:

[Not Recommended] Not Designated

Page 83, Separator Page, Title Bar, as follows:

Sites Not [Recommended for Designation] Designated on the Master Plan

Page 85, as follows:

table 5 Sites Not [Recommended for Designation] Designated on the Master Plan

Resource #	Historic Name	Street Address
10/3	John Moxley Farm*	28800 Kemptown Rd
10/5	John D. Purdum House*	28814 Kemptown Rd
10/18	Burdette-Riddle Farm*	27100 Purdum Rd
12/10	James Lauman Farm*	22000 Peach Tree Rd
15/2	Matthew Molesworth House*	13501 Penns Shop Rd
15/3	Rezin Moxley House*	3597 Medd Rd
15/4	Alfred Baker House*	28901 Kemptown Rd
15/6	Becraft Farm*	28500 Ridge Rd
15/7	Brown's Tobacco House*	28601 Ridge Rd
<u>15/8</u>	<u>Clagettville Historic District (34 parcels)**</u>	<u>Vicinity Kemptown and Ridge Rds</u>
15/9	Capt. Clagett-Hilton Farm*	28055 Ridge Rd
15/12	Thompson-Woodfield Farm*	27211, 27217 Long Corner Rd
15/14	Mullinix Store Site*	Mullinix Mill Rd (12-00935976)
<u>15/16</u>	<u>Clagett-Brandenburg Farm and Tobacco House***</u>	<u>26360 Mullinix Mill Rd</u>
15/19	Warthan-Day Farm*	8711 Damascus Rd
15/21	John O. Etchison House*	25611 Long Corner Rd
15/24	Wilson Warfield Farm*	26725 Annapolis Rock Rd
15/26	Fred Watkins House*	7373 Damascus Rd

15/27	Colonel Lyde Griffith/Merhle Warfield Farm*	7305, 7307 Damascus Rd
15/28	Luther W. Moore Farm****	7201 Damascus Rd
15/30	Log Barn Site*	24899 Halterman Rd

*Removed by the Planning Board from the Locational Atlas during Planning Board worksessions to evaluate the resource.

**To be removed from the Locational Atlas by the Planning Board. During its worksession to evaluate the resource, the Planning Board removed 10 tax parcels not recommended for inclusion by the Board in a 34-parcel district.

***To be removed from the Locational Atlas by the Planning Board.

**** [Retained by the Planning Board on the Atlas consistent with the Board's policy to keep resources on the Atlas pending Council evaluation in cases where the Planning Board and Historic Preservation Commission differ on whether to designate.] Recommended by Council for removal from the Locational Atlas. (In cases, such as for 15/28, where the Planning Board and Historic Preservation Commission differ on whether to designate, Planning Board policy is to retain resources on the Atlas until Council evaluation.)

For a summary of resources, tax identification numbers, and Planning Board actions during its worksession to evaluate the resources, see Table 6.

Page 90, 15/6 Becraft Farm, Photo, as follows:

Lighten photo

After page 90, for 15/8 Clagettsville Historic District, insert as follows:

15/8 Clagettsville Historic District

(to be removed from the Locational Atlas by the Planning Board)

(In this section [only], [text] resources in bold [are properties within the Clagettsville Historic District] were evaluated for this Amendment)

Insert a 3/4-page image of Map 6 (34-parcel historic district) from the Planning Board Draft, without map key.

Add note on map that says, "Parcels with street numbers were evaluated for inclusion in the historic district by the Historic Preservation Commission or Planning Board."

After Map, insert the following text, with footnotes as shown:

The Council evaluated a 34-parcel district and determined that no district should be designated, designating instead three parcels from the district as an individual site (see 15/8-1 Montgomery Chapel Methodist Protestant Church.) (The Planning Board recommended designation of a 34-parcel district due to Clagettsville's historical, cultural, and architectural significance. The Historic Preservation Commission evaluated a 44-parcel district and recommended against designating a district. The Commission then evaluated six parcels within the district as individual sites, and recommended that five of them be designated.)

Delete the first paragraph on page 51 and thereafter repeat the text removed from pages 51 to 63 with editorial changes as necessary.

On Page 92, after 15/42, for 15/16 Clagett-Brandenburg Farm and Tobacco House, insert as follows:

Insert photo 39, add caption "Log Tobacco House".

15/16 Clagett-Brandenburg Farm and Tobacco House, 26360 Mullinix Mill Road
(to be removed from the Locational Atlas by the Planning Board)

The Council recommended against designation of this resource. The Council expressed the hope that the rare log tobacco house could be preserved and moved to a location within Montgomery County where it could viewed by the public, although the Council noted the move was not to be at public expense.

The Clagett-Brandenburg Farm is significant for its rare, intact log tobacco house, its intact agrarian landscape, its highly representative collection of agricultural buildings showing farm life from the mid-19th century to the early 20th century, the remarkable integrity of its buildings and structures, and an ownership pattern illustrative of the extensive kinship communities in the County's Agricultural Reserve.

William O.M. and Elizabeth Clagett are believed to have built the main block of the dwelling house after they purchased the 163.5-acre property in 1847. William and Elizabeth Clagett probably also built the log tobacco house. William Asbury Brandenburg was unmarried when he bought the 82.5-acre property and moved into the old dwelling house. He likely built the new section of the house around 1913-1914 about the time of his marriage and birth of his first child. Brandenburg built the barn about 1917. His son, Jeremiah E. Brandenburg, rebuilt the smoke house about 1945, and built the garage from the timbers of an old barracks that stood near the bank barn. In this area of the County, tobacco was farmed well into the 20th century. The Brandenburg family has owned the farm since 1898. The dwelling house, tobacco house, summer kitchen, smokehouse, bank barn, corn crib, garage, and poultry house are contributing resources.

The log tobacco house is the best example of a standing tobacco house in the County. In the late eighteenth century, tobacco houses were the most common outbuildings in the County. Today, no more than five or six tobacco houses remain, and they are found mainly in the northern reaches of the County, where tobacco was farmed well into the 20th century.

Zoning: RDT

Insert Photo 40, with caption "Dwelling House, southern façade, facing Mullinix Mill Road".

Page 97, Table 6, as follows:

table 6 Summary of Resources, Tax Account Numbers, [and] Planning Board Actions and Differing Council Actions

The Planning Board's actions on the Master Plan [of] for Historic [Places] Preservation [are] were advisory only. [Their] Its actions on the Locational Atlas [are] were final. Dates of action were November 4 and December 13, 2010 and February 10, [of 2010] 2011. Where Council actions differed from the Planning Board's, notes are shown in red. Resources recommended for designation by the Board but not designated by the Council will be removed from the Atlas by the Board or its staff.

Resource No.	Resource Name	Address	Tax Account No.	Planning Board Actions
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15/01	Parr's Spring	4704 Old National Pike	13/002061/U-81018	Designate
15/08-1	Montgomery Chapel Methodist Protestant Church and Cemetery	28201 Kemptown Rd - Ridge Rd - Ridge Rd - <u>Right-of-way</u>	12-01876597 (P922) 12-00936685 (P915) 12-00936982 (P867) - <u>Right-of-way</u>	Not evaluated by PB as a site (Recommended by PB for inclusion in Clagettsville HD) (Designated as <u>individual site by Council</u>)

Page 98, Table 6, as follows:

15/16	Clagett-Brandenburg Farm and Tobacco House	26360 Mullinix Mill Rd [and Tobacco House]	12-00924585	Designate (Not designated by Council, will be removed from Atlas; Council supports moving Tobacco House offsite for public viewing, without using public funds for move)
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Page 99, Table 6, as follows:

15/30	Log barn site	24899 Halterman Rd (Barn moved to 19816 River Rd, adjoins 17/54 Quarry Master Hse on 03-01524044)	01-009636	Do not designate (Removed from Locational Atlas)
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Page 100, Table 6, Headings, as follows:

Districts

15/8 Clagettsville Historic District – Evaluated Parcels

(The Planning Board [recommends] recommended 34 out of 44 parcels for designation and that design guidelines for these parcels be taken up with the County Council, and removed 10 parcels from the Locational Atlas. The Council did not designate 15/8 Clagettsville Historic District but did designate three parcels as an individual site – 15/8-1 Montgomery Chapel Methodist Protestant Church and Cemetery. 15/8 will be removed from the Atlas by the Planning Board.)

Major Building, Structure, or Feature on	Address	Tax Account No.	Planning Board Actions ^a (Differing Council Action in red)
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Parcel

Page 101, Table 6, Last Cell, as follows:

Add the following to the end of existing text in the last cell of each tax parcel recommended by Planning Board for inclusion in 15/8: “(Not designated by Council, to be removed from Locational Atlas)”

Page 102, Table 6, as follows:

Add on separate line at end of last cell for the John Seipp House: “Removed from Locational Atlas”.

Add line under cells for the Walter and Ida Allnut House

Page 105, as follows:

Replace text with an Acknowledgments Page with all staff names. (As previously noted, the existing text, “The Process of Amending the Master Plan for Historic Preservation,” is to be inserted after page in front of document called “The Master Plan for Historic Preservation”.)

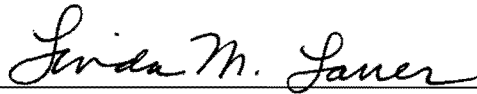
Back Cover, as follows:

Update as necessary (title, etc.)

General

All pictures included in the Plan are to be revised, where appropriate, to reflect the District Council changes to the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources. Maps should be revised, where necessary, to conform to District Council actions. The text is to be revised, as necessary, to achieve clarity and consistency, to update factual information, to correct errata, and to convey the actions of the District Council. All identifying references pertain to the Planning Board Draft Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources.

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council