



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

PB  
Item #8  
10-14-2010

**MEMORANDUM**

**DATE:** October 7, 2010  
**TO:** Montgomery County Planning Board  
**FROM:** Sandra Youla, Historic Preservation Planner (301-562-3400) *SY*  
Clare Lise Kelly, Research & Designation Coordinator, Urban Design and Preservation Division/Montgomery County Planning Department *CLK*  
**VIA:** Scott Whipple, Historic Preservation Supervisor *SW*  
John Carter, Chief, Urban Design and Historic Preservation Division *JAC*  
**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*

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On October 14, 2010, the Planning Board will hold a public hearing to take testimony on the following:

- *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 in Montgomery County Maryland.*

The *Public Hearing Draft* reflects the Historic Preservation Commission's recommendations for historic resources located in the northern portion of the county. The *Draft* may be found at [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent).

The *Public Hearing Draft* was prepared as part of the HPC's ongoing responsibility to identify and research historic resources, recommend to the Planning Board that certain of them be designated on the *Master Plan for Historic Preservation in Montgomery County, Maryland*, and recommend to the Planning Board updates to the *Locational Atlas and Index of Historic Sites*. The *Locational Atlas* is an inventory of potential historic sites published by the Planning Board in 1976. Adopted in 1979, the Preservation Ordinance<sup>1</sup> set up a process for evaluating *Locational Atlas* resources for designation on the *Master Plan for Historic Preservation*. The ordinance lists criteria to be used for evaluation. The County Council has directed historic preservation staff to finish evaluating all resources on the *Locational Atlas*. There were originally

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<sup>1</sup> Montgomery County Code, Chapter 24A. Historic Resources Preservation.

over 1,000 resources in 28 planning areas.<sup>2</sup> *Locational Atlas* resources include historic districts and individual sites. There are now about 160 resources left to evaluate in six planning areas.<sup>3</sup> The remaining resources are primarily located in the north and west regions of the county.

Staff prepared a *Staff Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources (December 2009)* for the consideration of 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).

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 ultimately evaluated 38 historic resources, including 36 individual resources and two historic districts. Commissioners considered public testimony and staff recommendations and recommended in favor or against designation of the resources on the *Master Plan for Historic Preservation* and whether the resources should be added to, removed from, or retained on the *Locational Atlas*. 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*.

The evaluated resources were located primarily within Upper Planning Area 15, known as the Upper Patuxent, which stretches from Parr's Spring and the Frederick/Montgomery County boundary in the north; to Etchison and Hensley Mill Road on the south; the Patuxent River on the east; and Kemptown Road, Ridge Road, part of the boundary of the Damascus planning area, Damascus Road, and Laytonsville Road on the west.

Several evaluated resources were located along the west side of Kemptown Road in Planning Area 10 near Clagetsville and others in Planning Area 14 along the south side of Damascus Road and west side of Laytonsville Road near Etchison. They were included because they adjoined Upper Planning Area 15 and were related to it both historically and visually. Two resources, one in Planning Area 10 and one in Planning Area 12, were included in this evaluation at the owners' request. One resource (15/2) was moved out of the county to 13516 Golf Club Court in Frederick County and another (15/30) was moved across the county and adjoins the

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<sup>2</sup> Article 28, Section 7-108(b)(1)(i) provides that the "[Maryland-National Capital Park and Planning] Commission shall initiate and adopt, and the district council shall approve and from time to time amend a map showing the entire area of that county within the regional district, divided into local planning areas." *Locational Atlas* resources are numbered according to the 28 planning areas in use when the *Locational Atlas* was first published in October 1976. These planning areas were numbered 10 through 37, inclusive. Planning Area 15 (Patuxent) consists of two non-contiguous parts – an upper and lower, hence, the appellations Upper Patuxent and Lower Patuxent, respectively.

<sup>3</sup> The six remaining planning areas are: Upper Planning Area 15 (the Upper Patuxent); Planning Area 10 (Bennett); Planning Area 12 (Dickerson); Planning Area 16 (Martinsburg); Planning Area 17 (Poolesville); and Planning Area 18 (Lower Seneca).

Quarry Master's House (17/54), a *Locational Atlas* site in Planning Area 17 (Poolesville), at 16710 River Road.

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 October 14<sup>th</sup> Public Hearing is the first step in the Board's review of this amendment. Worksessions to consider the *Public Hearing Draft Amendment* and *Locational Atlas* updates are tentatively scheduled for November 4, 2010 and December 9, 2010. Staff recommendations for the resources under consideration will be provided at the worksessions.