

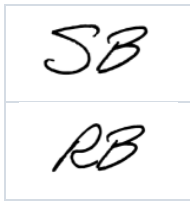
ROSE-BUDD HOUSE (M: 15-124)

AN AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION



Description

The Planning Board will receive public testimony, hold a worksession, and determine whether the Rose-Budd House should be listed on the *Locational Atlas & Index of Historic Sites* and the *Master Plan for Historic Preservation*.



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SUMMARY

- The Rose-Budd House is a two-story, frame, side-gabled residence located at 18583 Brooke Road, in Sandy Spring, approximately two miles northeast of Olney, Maryland. The dwelling sits on a 2.7-acre L-shaped parcel on the south side of Brooke Road, between its intersections with Celebrity Lane and Chandlee Mill Road.
- The Budd House has stood in the historic Black enclave in Sandy Spring, Maryland, for over 113 years. The house was constructed ca. 1912 by Perry Budd (Richard Perry Budd) and since that time has remained almost constantly in the possession of his descendants.
- The Budd family, present in Sandy Spring since the early 1800s, were founding settlers of several of the mid-nineteenth century free Black communities in the Sandy Spring area and every generation of the Budd family contributed not only to key causes which empowered the growth of the Black community, but to the operations and social and physical development of the Sandy Spring Quaker lifestyle.
- The house is locally significant for its association with the growth and development of Sandy Spring's Black community and for its association with Perry Budd and his family.
- In 2022, the current owner requested that Montgomery Planning evaluate the property for listing in the *Master Plan for Historic Preservation* based on its association with Perry Budd and the Budd family.
- The Historic Preservation Commission (HPC) held a public hearing and worksession on July 23, 2025, on this matter. The HPC recommended 5-0 that the Planning Board: 1. List the Rose-Budd House on the *Locational Atlas and Index of Historic Sites*; 2. Recommend that the County Council designate the property in the *Master Plan for Historic Preservation*.

INFORMATION

Draft

An Amendment to the Montgomery County Master Plan for Historic Preservation

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Planning Division

Historic Preservation

Planning Board Information

MCPB

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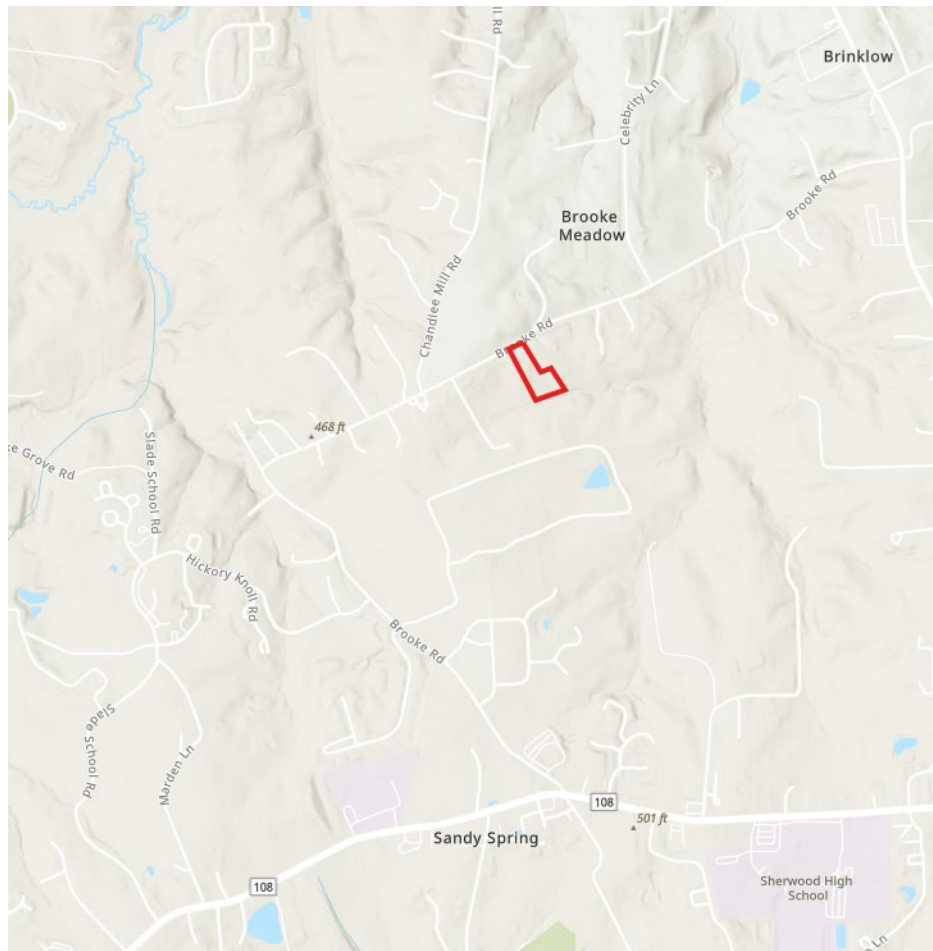


Figure 1: The red parcel indicates the entire property associated with 18583 Brooke Road, Sandy Spring, approximately two miles northeast of Olney.

OVERVIEW

The purpose of the meeting is for the Planning Board to evaluate the significance of the Rose-Budd House, to determine whether to list the property in the *Locational Atlas & Index of Historic Sites*, and to provide comments to the Montgomery County Council to inform the Council's final decision-making on whether to designate this property as Master Plan Historic Site. If approved by the District Council, this amendment would update the *Master Plan for Historic Preservation*.

In 1912, (Richard) Perry Budd constructed a two-story, frame, side-gabled farmhouse in the Black enclave of Sandy Spring on Brooke Road. Perry Budd was a member of the Budd family, founding settlers of several of the mid-nineteenth century free Black communities in the Sandy Spring area. Every generation of the Budd family contributed not only to key causes which empowered the growth of the Black community, but to the operations and social and physical development of the Sandy Spring Quaker lifestyle. Perry Budd was a successful teacher and education administrator who dedicated his career to African American education in Montgomery County.

The house has remained almost constantly in the possession of his descendants, largely through matrilineal descent. In 2022, the current owner, Perry Budd's great-granddaughter, requested that Montgomery Planning evaluate the property for listing in the *Master Plan for Historic Preservation* based on its association with Perry Budd and the Budd family.

The Historic Preservation Commission (HPC) held a public hearing and worksession on July 23, 2025, on this matter. The HPC recommended 5-0 that the Planning Board: 1. List the Rose-Budd House on the *Locational Atlas and Index of Historic Sites*; 2. Recommend that the County Council designates the property in the *Master Plan for Historic Preservation*.

MASTER PLAN GUIDANCE

Locational Atlas & Index of Historic Sites

In 1976, the Maryland-National Capital Park and Planning Commission (M-NCPPC) created the *Locational Atlas & Index of Historic Sites*, which identifies resources that are potentially historic in Montgomery County. Resources listed on the Atlas are protected from demolition or “substantial alteration” under Chapter 24A of the County Code.

Master Plan for Historic Preservation

The *Master Plan for Historic Preservation* was approved and adopted by the District Council in 1979 as a Functional Plan Amendment to the *General Plan for the Physical Development of the Maryland-Washington Regional District* (1964). The Master Plan created a framework for evaluating and prioritizing the designation of historic sites and districts, described and promoted financial incentives at the Federal, State, and local level for historic building preservation, and described important historical and cultural themes that should be explored as part of future master plan amendments. It should be noted that the Master Plan was organized differently than our more current planning documents. The direction given is discussed in broad terms making the Master Plan both an educational document about historic preservation planning practice in general and a roadmap for future policies and initiatives.

There are several relevant portions of the Master Plan that contain guidance about historic preservation philosophy and guiding statements that are applicable to this proposed plan amendment under consideration:

- Preservation provides economic benefits such as stabilizing and increasing property values along with cultural and aesthetic values. Preservation of older structures adds to the County's environmental continuity, and these structures convey a standard of liveability [sic] by which new construction can be measured. Historic preservation provides a sense of continuity in time, of stability and durability, while familiar landmarks instill a loyalty to place and thus a commitment to the community and the County. (pg. 3)
- The record of the [Historic Preservation] Commission shall document that each site has real merit which warrants its protection as a valuable community resource. In addition to the proven inherent historic, architectural and cultural value of the historic resources, priority should be given to those offering other public benefits, such as enhancing neighborhoods and communities, meeting needs for housing, education, recreation, and being visible and accessible to the public. (pg. 3)
- The criteria do not set a date restriction on resources to be considered, and it is anticipated that as the Commission's work proceeds, more 20th century resources will be reviewed. Age alone does not qualify a resource for the strong protection offered by the proposed ordinance. (pg. 21)
- As a regular part of the master planning process, the Historic Preservation Commission should be asked to identify sites that should be added to the Master Plan for Historic Preservation. (pg. 25)

- **THE ROLE OF THE PRIVATE SECTOR IN HISTORIC PRESERVATION:** County historical resources owe much to the private owners who have planned, funded, and preserved or restored their own properties. The business community has also taken initiatives to preserve historic buildings with the realization that property values increase with the amenities offered by a sense of continuity with the past. An increasing number of businesses are also finding that there is a strong customer response to doing business in a preserved or restored historic building. Banks, professional offices, restaurants, and many other businesses are beginning to enjoy the comfort, the publicity and the profit of working in old buildings adapted to new uses. More incentives should be developed to encourage builders' and developers' cooperation in recycling older buildings. (pg. 27)

Thrive Montgomery 2050 (Thrive)

Thrive Montgomery 2050 (2022), Montgomery County's newly adopted General Plan, reaffirmed that historic preservation, as a component of the built environment, strongly influences community, culture, and overall quality of life. The “**DESIGN, ARTS & CULTURE: Investing and Building Community**” chapter of Thrive contains several elements supportive of historic preservation, historic building designation, and adaptive reuse.

These specific elements are as follows:

- Preserve, renew, and reuse existing and historic buildings, districts, and landscapes to affirm the continuity and evolution of communities while celebrating local culture and identity.
- Incentivize the reuse of historic buildings and existing structures to accommodate the evolution of communities, maintain building diversity, preserve naturally occurring affordable space, and retain embodied energy of structures.
- One of the metrics for evaluating success in improving and adapting the built environment will be the “Number and spatial distribution of cultural heritage and historic designations.”

HISTORIC PRESERVATION COMMISSION (HPC) RECOMMENDATIONS

On July 23, 2025, the Historic Preservation Commission (HPC) held a duly advertised public hearing and work session. The HPC received testimony from the owner in support of the designation. At the conclusion of the public hearing and work session, the HPC recommended 5-0 that the Planning Board: 1. List the Rose-Budd House on the *Locational Atlas and Index of Historic Sites*; 2. Recommend that the County Council designates the property in the *Master Plan for Historic Preservation*.

The Rose-Budd House includes the entire parcel at 18583 Brooke Road, including the historic dwelling and yard. The parcel, just north of downtown Sandy Spring, is indicated below in red. This parcel corresponds with the Environmental Setting as recommended by the HPC as part of the Master Plan Amendment and shown below in *Figure 2*.

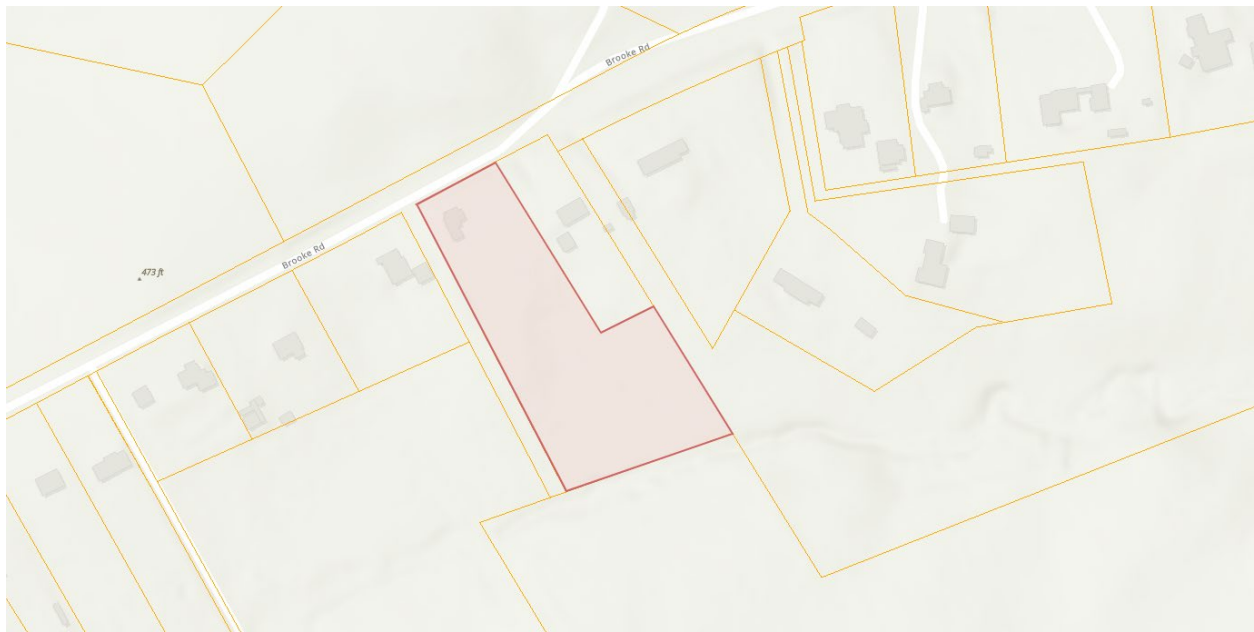


Figure 2: Proposed Environmental Setting for the Rose-Budd House Master Plan Historic Site.

DESIGNATION CRITERIA

Staff finds that the Rose-Budd House Historic Site meets Designation Criteria 1.A and 1.D as listed in §24A-3 of the Montgomery County Code.

1.A Historical and cultural significance. The historic resource has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation.

The Budd House is representative of the development of the African American community in Sandy Spring. The house was constructed by Perry Budd, a member of the prolific Budd family which settled several of the free Black communities in and around Sandy Spring beginning in the early 1800s. The Budd family were founding supporters of several of the historic churches that the Black enclaves used as a social lifeline, and a portion of Budd property was used for the establishment of the Normal and Agricultural Institute, a pioneering institution for higher education for the Black community which operated from 1908-1913.

Perry Budd was a beneficiary of the early educational opportunities for Blacks available in Sandy Spring. Budd was able to attend the Sharp Street School, the first school for Black children in Montgomery County, established by the community with the support of local Quakers before the School Board provided any public schooling to the county's Black children. Perry Budd received a university degree from the Centenary Biblical Institute, now Morgan State University, one of the oldest historically Black colleges in the United States. He began teaching in Montgomery County in 1887 at the Linden School and taught for at least thirteen years before being appointed as a trustee to the school in Sandy Spring by the School Commissioners in 1905. Perry Budd took advantage of his academic opportunity and invested into his community, where he educated decades of Montgomery County students.

The design of the commanding two story home has remained remarkably unchanged since its construction circa 1912. It was historically surrounded by a large enclave of homes owned and built by Black families in the 1800s, many of which had been generational Sandy Spring settlers. However, while the descendants of these founding Black families remain in the region, many of the original structures dating to the period of free Black settlement in the nineteenth century, including four c.1860 Budd family homes identified by community historians in the 1980s as having local historic significance, were demolished through development and urban renewal programs of the late 1900s.¹²³

¹ Ron Andrews and Beth Hannold, "Free Negro Settlement/Brooke Road Historic District," 1991.

² Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983, p.61, 129.

³ Within the Black enclave of Sandy Spring, established circa 1850 along Brooke Road, no 1800s properties remain, and only four pre-1920 properties remain: the Budd House; the structure at 18321 Brooke Road is a ca. 1900 vernacular construction associated with the Harriday family; the ca. 1910 dwelling at 18501 Brooke Road; and the ca. 1910 dwelling at 18200 Brooke Road associated with the Hopkins family since 1919 but historically also owned by the Budd family.

Although the Sharp Street United Methodist Church and Odd Fellows Lodge have been designated as Master Plan Historic Sites, there are no dwellings associated with any of the Black enclaves around Sandy Spring designated on the *Master Plan for Historic Preservation*. Most of the resources associated with the Black enclave of Sandy Spring and Cincinnati are no longer extant or highly altered. Therefore, the Budd House is a critical resource that represents a significant and unique part of the Black experience in the county.

1.D Historic and cultural significance. Exemplifies the cultural, economic, social, political or historical heritage of the county and its communities.

The Budd House has character, interest, and value representing the unique opportunities available to Black residents in Quaker communities before and after Emancipation. Due to the progressive political environment fostered by the Quakers in Sandy Spring, Black inhabitants had early access to education and paid labor, and established one of the earliest working and middle class Black communities in Montgomery County. Despite widespread slavery and general discrimination, the Black community in Sandy Spring were able to gain an early foothold into land ownership and community development, evident from the establishment of the many Black neighborhoods and the first elementary and first upper-level schools for Black children in the county.

Perry Budd was in the second generation of landowners in his family, and was able to construct a large, two story house at a time when many other families of color in Montgomery County were building small, vernacular houses if they were able to purchase land at all. Although a house of this size would typically be unusual for a Black elementary school teacher elsewhere in the county, this large, multi-story home is representative of the type of construction built by second-generation landowners in Sandy Spring, although few examples survive. Many resources, particularly homes, have been lost due to the demolition of late nineteenth and early twentieth century buildings. Preservation would recognize a cultural asset that reflects generations of African American life and underscores the importance of Black education to early generations of free Black residents.

The Budd family, present in Montgomery County since at least the 1840s, were engaged in all aspects of the relatively integrated Sandy Spring community, farming for white Quakers and helping them construct important civic spaces, while also working centrally in the establishment of the Black community. Their roles in the foundation and operation of the Sharp Street Church, Jerusalem Mt. Pleasant United Methodist Church, Normal and Agricultural Industrial Institute, and local schools are documented, as was their private industry constructing and maintaining prominent Quaker sites such as Brookeville Academy and the Sandy Spring store.

Several dwellings associated with the white Quaker community are designated to the *Master Plan for Historic Preservation*. These include the homes of the Bentley, Brooke, Farquhar and Stabler families, white families who either owned the land on Brooke Road before Arnold Waters purchased it, or employed Arnold Waters, Dorothea Brooks, and the Budd family for labor on their properties. Yet no properties have been designated that represent the Black community whose labor made the white

Quaker lives possible. Sandy Spring's white Quakers were recognized for their contributions to agriculture and farming research, yet much of the work on their farms was implemented by Black laborers, who have not been included in the celebrations of this agricultural success. While the Sharp Street Church and Odd Fellows Hall designations on the *Master Plan for Historic Preservation* allude to the overall Black history in Sandy Spring, the County has not designated any private homes celebrating individual people or families.

RACIAL EQUITY AND SOCIAL JUSTICE IMPACT STATEMENT

On November 19, 2019, the County Council for Montgomery County enacted Bill 27-19, an act to establish a racial equity and social justice program. Section 33A-14 "Greenhouse Gas Emissions and Racial Equity and Social Justice" of Bill 27-19 states that the "As part of the factors and conditions outlined in [§7-108] Section 21-204 of the Regional District Act and [§ 1.01 and § 1.03 of Article 66B,] Section 1-201 of the Land Use Article of the Maryland Code in preparing the Plan, the Planning Board must: consider the impact of the plan on racial equity and social justice in the County..."

Staff finds that the designation promotes racial equity and social justice in Montgomery County based on the following reasons. The Budd House is representative of the history of the Black community in Sandy Spring, and the opportunities they made for themselves in the progressive atmosphere realized by the Sandy Spring Quakers. Perry Budd overcame the obstacles presented by Montgomery County's lack of educational opportunities for Black students to attend teacher's college at Morgan State University. He then taught in the County's public school system at segregated schools, educating Black children in his community at a time when those schools were very poorly funded and equipped.

The success of the Budd family in an era of widespread social and structural oppression is a testament to the civic minded and community spirited people whose hard work made Montgomery County Black communities flourish. The house represents the residential life of thousands of African Americans who made their homes in Sandy Spring for over two centuries. Despite the presence of several well-known Black communities in the area, no homes associated with Black individuals have been designated.

CONCLUSION

STAFF RECOMMENDATION

Staff finds that the Rose-Budd House meet the requisite criteria listed as listed in 24A-3 of the County Code. Additionally, staff finds that designating the property with the environmental setting as detailed in the Public Hearing Draft Plan is consistent with master plan guidance and in the benefit of the public interest.

Staff recommends that the Planning Board:

1. Find that the subject property satisfies the designation criteria listed in §24A-3 of the County Code;
2. List the Rose-Budd House with the associated environmental setting as recommended by the HPC on the *Locational Atlas and Index of Historic Sites*;
3. Recommend that the County Council designates the property with the associated environmental setting as recommended by the HPC in the *Master Plan for Historic Preservation*.

ATTACHMENTS

1. *Public Hearing Draft Plan for the Rose-Budd House: An Amendment to the Master Plan for Historic Preservation*
2. *Appendix – Budd House Master Plan Historic Site Designation Form*