



PB
Item #10
2-10-2011

MEMORANDUM

DATE: January 27, 2011
TO: Montgomery County Planning Board
FROM: Sandra Youla, Historic Preservation Planner (301-562-3400) *SW*
Clare Lise Kelly, Research & Designation Coordinator *CLK*
Functional Planning and Policy Division/Montgomery County Planning
Department
VIA: Scott Whipple, Historic Preservation Supervisor *SW*
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 #3-- Evaluation of Five Resources where the Historic
Preservation Commission and Staff Disagree; Other Recommendations**

INTRODUCTION

This staff report presents staff recommendations for five resources for which the Historic Preservation Commission (HPC) and staff have differing recommendations (15/28, 15/1, 15/27, 15/28, and 15/117) and other general recommendations for the *Upper Patuxent Area Resources Public Hearing Draft Amendment*. The Planning Board will evaluate the five resources to determine whether they merit designation on the *Master Plan for Historic Preservation in Montgomery County, Maryland*. The Board may also consider updating the *Locational Atlas and Index of Historic Sites in Montgomery County Maryland* by adding and removing resources as necessary. The Board will also discuss the other recommendations.

Members of the public, including affected property owners and their representatives, are invited to attend the worksession and may speak on the record if questioned by Planning Board members.

Attendees, including Planning Board members, may wish to bring to the worksession copies of the *Public Hearing Draft Amendment*. Additional photographs and research forms may be found at www.montgomeryplanning.org/historic/upperpatuxent.

PLANNING BOARD RESPONSIBILITIES

The Planning Board's responsibilities are to:

- Determine whether a potential historic resource merits designation on the *Master Plan for Historic Preservation* and transmit such recommendations to the County Council; 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 buildings, structures, features and/or tax parcels as contributing or non-contributing to the significance of the resource.

In evaluating resources, the Planning Board considers research forms, oral and written testimony, designation criteria, staff recommendations, and other relevant material submitted for the record to determine whether a resource meets any of the criteria for designation in Sec. 24A-3 of the County Code. The Planning Board also considers other public interests, based on guidance 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)

STAFF RECOMMENDATIONS TO THE PLANNING BOARD

In this staff report, staff makes recommendations regarding the *Public Hearing Draft Amendment's* Context section and Appendix; the maps and environmental setting texts; and five resources where the staff and HPC disagree on whether the resources merit designation. The staff recommendations are summarized below and discussed in more detail subsequently in this staff report.

Context and Appendix:

1. Two sections should 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 should be added to the Appendix of the *Amendment*.

Maps and Environmental Settings:

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, should be adopted by the Planning Board. The revised maps and texts reflect additional resources evaluated by the HPC, updated building footprints, minor corrections, and adjusted environmental settings.

Resources Where the HPC and Staff Recommendations Differ:

4. One resource should be removed from the *Locational Atlas* and not designated on the *Master Plan for Historic Preservation*:*

- 15/28 Luther Moore Farm

*Staff has revised its original recommendation to the HPC supporting designation.

5. Four resources should be designated on the *Master Plan for Historic Preservation* and if not on the *Locational Atlas*, added to it:

- 15/1 Parr's Spring
- 15/4 Alfred Baker House
- 15/27 Col. Lyde Griffith /Merhle Warfield Farm
- 15/117 Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church*

*Not on *Locational Atlas*

AMENDMENT CONTEXT AND APPENDIX RECOMMENDATIONS

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).¹ 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.² 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.

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 18th Century, the other from Pennsylvania German and Quaker farmers of the 19th 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

¹ Upper Planning Area 15 (Upper Patuxent), where most of the resources evaluated in this amendment are located, is about 5952 acres.

² 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 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,³ 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. 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
- All other boundary markers and marker sites discussed in the 1980 *Frederick-Montgomery-Howard County Resurvey* conducted by the Maryland Geological

³ 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.

- Survey at the request of the Maryland Assembly, including those outside of the Upper Patuxent Area
- 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
 - Chrome Mines of Montgomery County, including those in Etchison

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.

MAP AND ENVIRONMENTAL SETTINGS RECOMMENDATIONS

Staff Recommendation 3

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

As discussed in the staff reports for Worksessions #1 and 2, staff recommends that the Planning Board adopt a revised Upper Patuxent Area Historic Resources Map (i.e., the overall locator map), as shown in the Appendix. In addition, staff recommends that for resources recommended by the Planning Board for designation, the Board adopt revised resource maps and environmental setting texts to reflect updated building footprints, minor corrections, and adjusted environmental settings. The revised environmental settings reflect the recommendations of Transportation staff, as shown in their memo. The memo and a complete set of revised maps and environmental setting texts are posted at www.montgomeryplanning.org/historic/upperpatuxent. 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.

For resources under evaluation in Worksession #3, the revised maps also will be shown subsequently in this staff report. Indication is made if resource maps and environmental settings texts have been revised. Revision to environmental settings texts are shown as follows: [brackets] mean deletions; underlining means additions.

RECOMMENDATIONS FOR RESOURCES WHERE THE STAFF AND HPC PRESENT DIFFERING RECOMMENDATIONS

Staff Recommendation 4

Remove from the *Locational Atlas* and Do Not Designate on the *Master Plan*

Resource # (Site)	Historic Name	Street Address	Tax District – Tax ID
15/28	Luther Moore Farm*	7201 Damascus Road	01-01724548

*Staff has revised its original recommendation to the HPC supporting designation

15/28 Luther Moore Farm

(see 15/28 Research Form and page 69 of the Public Hearing Draft, both at www.montgomeryplanning.org/historic/upperpatuxent)

Staff recommends to the Planning Board that 15/28 Luther Moore Farm be removed from the *Locational Atlas* and not designated on the *Master Plan for Historic Preservation*, contrary to staff’s recommendation to the HPC, and contrary to the HPC’s recommendation.

In its recommendation to the HPC, staff found that the resource met criteria 1a (has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation), 1d (exemplifies the cultural, economic, social, political or historic heritage of the county and its communities), and 2a (embodies the distinct characteristics of a type, period or method of construction), and thus recommended designation. HPC agreed with staff’s findings and recommended designation.

In October 2010, staff learned from the owner of the resource that she had removed the domestic outbuilding and rare log tobacco house that month for safety reasons because the structures had been damaged by summer rain storms. Staff therefore asked the Planning Board on November 4, 2010 during Worksession #1 (Evaluation of Resources where the HPC and Staff Agree) for time to re-evaluate the resource.

Upon re-evaluation, staff finds that the demolition of the tobacco house and domestic outbuilding greatly reduces the significance of the resource. The tobacco house contributed to the resource’s historic significance as an indicator of the County’s tobacco growing heritage and origins; the frame domestic outbuilding (perhaps a summer kitchen, dairy house, or smoke house) was representative of the domestic farm activities and structures on Upper Patuxent farms. The two remaining outbuildings, an equipment shed and stable, are of modern construction and do not contribute to the significance of the resource. The dwelling house, with an original section (the southeast block) dating from around 1847 and the main section dating from between 1912 and 1918, is representative of vernacular architecture in the Upper Patuxent from the mid-1800s to

early 1900s. Its original section may be one of the oldest dwellings in the Upper Patuxent, and its first floor interior includes extremely wide floorboards, a box staircase, and large exposed overhead beams. Its early 20th century section typifies the five-bay side-gabled dwellings that became popular in the late 1880s in the Upper Patuxent. Nevertheless, the dwelling house has insufficient integrity to warrant designation of the farm without its tobacco barn and domestic outbuilding. The dwelling was moved back several hundred feet from its original location along the road and has vinyl siding, replacement windows, replacement doors, a shed roof addition along the rear façade, and a two-car basement garage underneath the southern portion of the house. The mud and stone chimney was replaced by a brick chimney. Consequently, staff now recommends that the resource be removed from the *Locational Atlas* and not designated on the *Master Plan*.

Zoning: RDT

Note: If the Planning Board recommends the resource for designation, staff recommends the following:

- Revised Environmental Setting: The setting is 5 acres, being parcel P49, minus the Master Plan right of way within the parcel. The setting [and] is not to be reduced any further.
- Revised Map: Revised to add detail, indicate demolition of tobacco house and domestic outbuilding (labeled as “smokehouse

See the following pages for map and photographs.

Note: Currently, staff recommends that the 15/28 not be designated and hence, contrary to what is shown below, no buildings are contributing resources

Luther W Moore Farm (15/28)

7201 Damascus Road



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





Left: Luther Moore Farm, Dwelling House, Main (south) façade, 11-2007

Below Left: Luther Moore Farm, Tobacco House, 11-2007, demolished 10-2010

Below Right: Luther Moore Farm, Frame Outbuilding, 11-2007, demolished 10-2010



Left: Luther Moore Farm, View from Damascus Road, Double crib barn, no longer standing, Log tobacco house in background, 1970, photograph by Steven Hawkins

Staff Recommendation 5

Designate four resources on the *Master Plan for Historic Preservation*, and if not on the *Locational Atlas*, add to it

Resource # (Site)	Historic Name	Street Address	Tax District – Tax ID
15/1	Parr’s Spring	4704 Baltimore National Pike	13-002061/ U-381018
15/4	Alfred Baker House	28901 Kemptown Road	12-00923364
15/27	Col. Lyde Griffith/ Merhle Warfield Farm	7305 & 7307 Damascus Road	01-00010362
15/117	Mt. Lebanon School/ Site of Mt. Lebanon Methodist Episcopal Church*	26310 Mullinix Mill Road	12-00938503

*Not on *Locational Atlas*

15/1 Parr’s Spring, 4704 Baltimore National Pike

(see 15/1 Research Form and page 107 of the Public Hearing Draft, both at www.montgomeryplanning.org/historic/upperpatuxent)

Staff Recommendation to the PB: Staff recommends that Parr’s Spring be designated on the *Master Plan for Historic Preservation* because Parr’s Spring has statewide and local historical significance, based on the following factors:

- Headwaters of the Patapsco River (not the Patuxent, as long thought)
- Long-established boundary point for various counties since 1726
- Montgomery County’s boundary point since 1776
- Illustrative of Maryland’s exploration and development – marked two jurisdictions in 1726; four in 1776 (Montgomery, Frederick, Baltimore, and Anne Arundel); a different four in 1851 (Montgomery, Frederick, Carroll, and Howard)
- Reference point on early maps (1795 Griffith’s Map of Maryland, possibly the 1707 Franz Ludwig Michel Map of the Shenandoah Valley and Upper Potomac River)
- Identified in notable boundary surveys (1834 *Frederick-Montgomery County Boundary Survey*, also 1980 *Frederick-Montgomery-Howard County Resurvey* conducted by the Maryland Geological Survey at the request of the Maryland Assembly)
- Civil War stop for the Army of the Potomac’s Brigadier General David M. Gregg’s cavalry on June 29, 1863, while army was on its way to Gettysburg, PA (per map from “Just South of Gettysburg” by Frederick Shriver Klein, at Carroll County Historical Society)

- Newer marker (post) has distinctive design and placement -- four-faced design with relevant county initial on each side, within pond. Design is similar to the 1902 Mason-Dixon markers placed by the Maryland Geological Survey.
- Newer marker placed in 1951 by the state (Department of Natural Resources) in a dedication ceremony attended by Governor McKeldin
- Original boundary stone remains, submerged in pond adjacent to newer marker, according to recent staff conversation with owner Elaine Z. Howes, the aforementioned 1980 Frederick-Montgomery-Howard County Resurvey, and newspaper article in the Baltimore Sun dated May 5, 2000 (“Beneath the pier, 4 counties meet; History: The waters of Parr’s Spring near Mount Airy flow over a unique convergence”)
- Original boundary stone is among the earliest boundary markers in the state
- The historic character and significance of the site have long been recognized, as noted by or in the following:
 - 1925 meeting of the Carroll County Historical Society, at which member Louis H. Diehlman proposed that the government should establish a reserve a Parr’s Spring (Carroll County Times article dated January 16, 2000 by Jay A Graybeal, “Carroll Birthday 1925”)
 - 1954 Montgomery County Board of Education Publication (*Living in Montgomery County: Maryland Picture Portfolio Series, Volume 15*)
 - 1965 Montgomery County Department of Economic Development Publication (*Montgomery County: Its History and Government*)
 - 1969 Proposed Amendment to the General Plan on Wedges and Corridors (*Historic Sites Identification Map*)
 - 1976 Daughters of American Revolution Plains of Damascus Chapter Bicentennial Commemorative Monument (located on lawn near pond containing the Parr’s Spring marker and stone)
 - 1976 *Locational Atlas* Survey
 - 1980 *Frederick-Montgomery-Howard County Resurvey* conducted by the Maryland Geological Survey

Zoning: Montgomery County – RDT (Rural Density Transfer); (Portions of the Property in three additional counties: Howard County – RC (Rural Conservation); Frederick County – Agricultural; Carroll County – Conservation)

Criteria: 1a, 1d.

Environmental Setting: The setting is the extent of the boundary markers.

Revised Map: Revised to show that environmental setting is the extent of the markers, including any underwater markers, not the parcel. (Map needs further revisions to show street names.)

HPC Recommendation: The HPC voted to recommend retaining Parr’s Spring on the *Locational Atlas*, primarily because members were unsure whether the original boundary stone still existed.

Staff Response: Subsequently, staff contacted one of the owners, Elaine K. Howes, who, as noted above, confirms that the boundary stone is still on site under the water next to the newer marker. In addition, in 2000, a newspaper reporter from the Baltimore Sun viewed the stone and wrote about it. Also, as noted in the Maryland Inventory of Historic Properties form prepared by staff for this resource, the Department of Natural Resources/ Maryland Geological Survey

observed the original stone boundary marker (boulder) in place in 1980. The stone was located underwater and visible from a pier (no longer standing). DNR's findings are summarized in its publication entitled *Special Publication No. 1 Frederick-Montgomery-Howard County Boundary Line Resurvey of 1980* (prepared in cooperation with representatives of Frederick County, Montgomery County, and Howard County, 1985). The publication, produced for a resurvey of the 1835 Frederick-Montgomery County boundary, is available in the Montgomery County Preservation Office. The document includes a drawing of original stone boundary marker flanked by two smaller stones, under the water (see next page). The publication notes:

Inscription and Condition of Stone

The [Parr's Spring] stone is submerged several feet beneath the waters of the pond. The poor vantage point, the cloudiness of the water, surface reflections and defraction of light prevent one from seeing the presumed "P" reported to be on one of the faces. A deep green coating of mud and/or organic growth masks the rock surface. The Stone has a cement plaque on its top with an inscribed "14." The significance of this number designation was not fully investigated, but apparently has nothing to do with the 1835 Survey.

Dimensions of Stone

Not measured, but estimated to stand about four feet above mud line, and be three feet wide by two feet thick.

Other

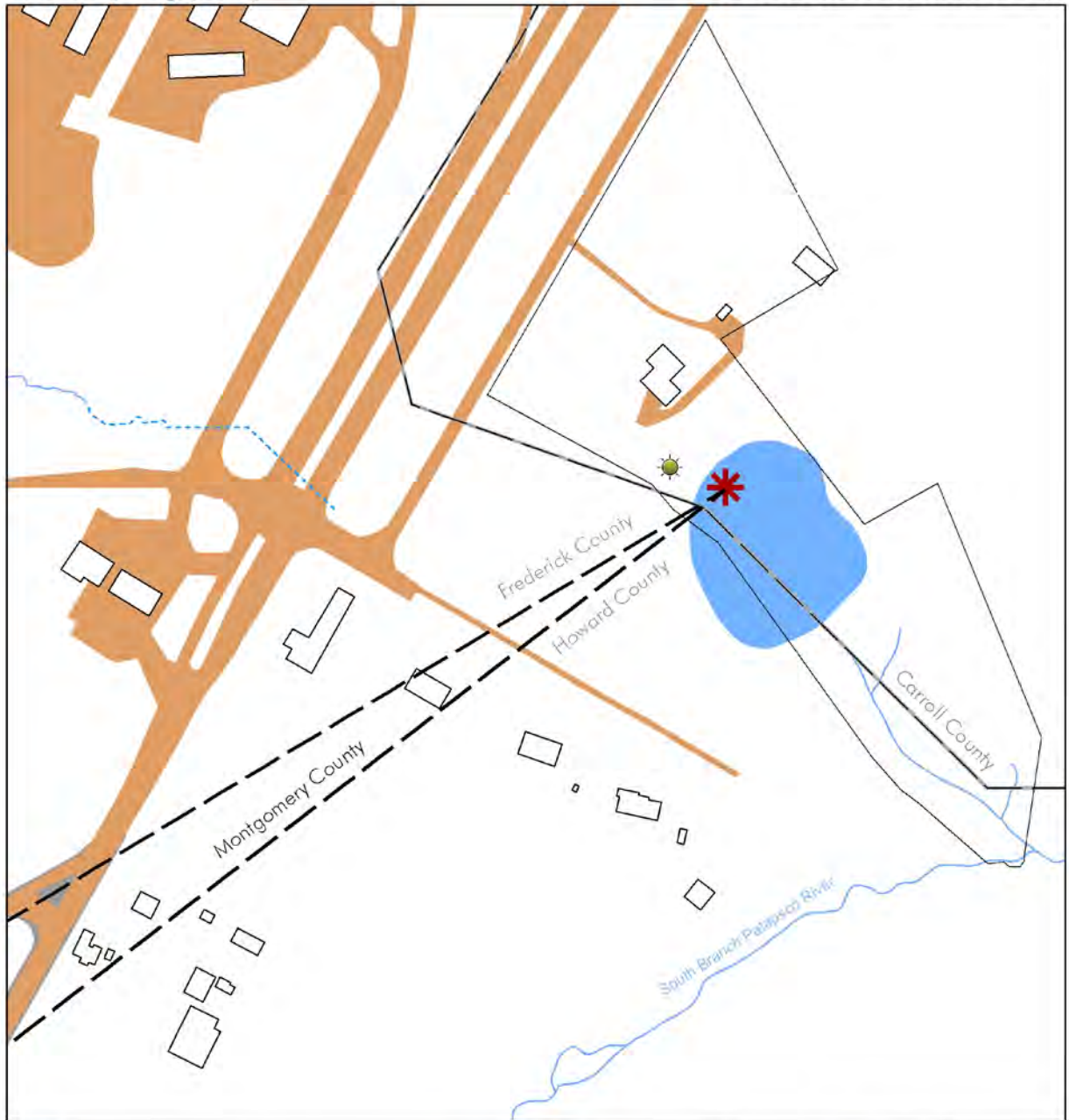
In order to properly document this Stone, it would be necessary to use an underwater camera as well as physically measure it while submerged. A very slight agitation of the water can stir up clouds of mud which obscures visibility. *This Stone predates, and therefore was not actually set as part of the Survey of 1835. Because its location and authenticity is not questioned and is a matter of reliable historic record, it was decided that no further documentation would be necessary at this time.* (emphasis added) (pages 62 and 63)

As noted in the MIHP form, staff called the author of the study, Kenneth A. Schwarz, who is now retired, who recalled a modern marker (post) near the pier (not the DAR commemorative monument on the lawn). It is believed to be the current marker that also has a "14" on top of it. Thus, staff has no information to suggest that the original stone boundary marker (boulder) under the water has been removed. Because the pier has been removed, staff could not check.

The spring and markers are significant historically, and staff recommends designation. The *Montgomery-Frederick-Howard County Boundary Line Resurvey of 1980* found that a number of boundary stones from 1835 were missing, and additional stones not placed in 1835 were located as well. Designation could help bring recognition and protection to these markers, including Parr's Spring (Resource 15/1). Despite extensive documentation and recognition by the State of Maryland and Montgomery County, representatives of other jurisdictions seemed unaware of Parr's Spring and its significance. There is a precedent for designating boundary markers as historic sites. All eight District of Columbia-Maryland boundary stones (and one site where the stone is missing) along the Montgomery County border are historic sites designated on the *Montgomery County Master Plan for Historic Preservation* (#35/34). They are also listed in the

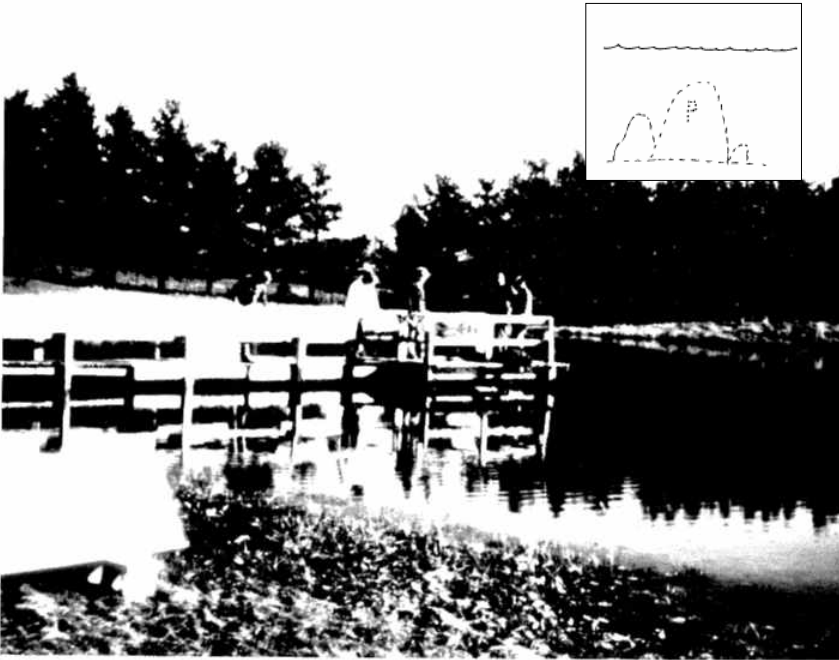
National Register for Historic Places, have been nominated as National Historic Landmarks, and are the subject of a current multi-jurisdictional transportation enhancement project to inventory, document, evaluate, and protect the markers. Further, there is precedent for designating landscape features. Montgomery County has already designated the Silver Spring and Sandy Spring as sites on the *Master Plan for Historic Preservation*. A historic site need not be a structure to merit designation. Other examples of landscape features that have been historically designated include the Linden Oak and Martinsburg Road.

See the following pages for map and photographs.



- | | | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Parcel boundaries | Streams, rivers and lakes | DAR monument |
| Existing pavement | Hidden hydrologic feature | Other buildings |
| Public Right of Way (ROW) | Parr Spring boundary marker (Environmental setting is the extent of the boundary markers, including any underwater marker(s)) | Water features |
| Other County boundary | | |
| Montgomery County boundary | | |





1980 Resurvey of MC-FC-HC Boundary by DNR Maryland Geological Survey – examining submerged stone from opening in pier, which is no longer standing; Inset drawing of stones under the water also from 1980 Resurvey. Text notes “This stone predates and thus was not actually set as part of the Survey of 1835. Because its location and authenticity is not questioned and is a matter of reliable historic record, it was decided that no further documentation would be necessary at this time.” (Page 63)



Photo of original Parr’s Spring stone, date unknown, prior to 1951, when the newer marker (post) was erected alongside. Photo was originally in possession of Motie Cuthbertson, deceased, former owner of Four Counties Farm, now in possession of niece Elaine K. Howes, one of the current owners of the property. Ms. Howes notes that the photo eventually will be given to the Mt. Airy Historical Society.



Copyright 1954
Maryland State Department of Education

PARR'S SPRING

Montgomery County - Number 1565

Photo (c1954) of newer Parr's Spring marker (post) and original boundary stone. Newer marker has M for Montgomery County on left face, H for Howard on right face (not discernible in reprint)



DAR Monument placed on lawn in 1976



Newer Parr's Spring marker in pond, showing M for Montgomery County, F for Frederick County, and on top "14" of unknown significance, 2008

15/4 Alfred Baker House, 28901 Kemptown Road

(see 15/4 Research Form and pages 86 and 87 of the Public Hearing Draft, both at www.montgomeryplanning.org/historic/upperpatuxent)

Staff Recommendation: Staff recommends that the Alfred Baker House be designated on the *Master Plan for Historic Preservation*, because it is historically significant based on the following:

- Residence from about 1850 to 1885 of Alfred Baker (b. 1812, d. 1885), early circuit rider who was a Methodist Protestant minister for 45 years (1840 to 1885)
- Only identified historic resource in the Upper Patuxent known to be the home of a Methodist Protestant minister and, in addition, the only known residence of a circuit-riding minister
- Circuit-riding ministers helped disseminate the Methodist Protestant religion, a major nineteenth-century cultural influence in United States, Maryland, and particularly the Upper Patuxent
- Alfred Baker's life is highly illustrative of nineteenth century circuit riders: long-tenure as a minister, numerous circuit appointments, wide travels, dual occupation as farmer/minister, with wife who farmed for him while he travelled the circuit
- Farmstead is representative of the circuit rider's lifestyle, with farming necessary to support the minister
- Alfred Baker was a minister serving Brown's Chapel and Montgomery Chapel, significant Upper Patuxent churches that played key roles in Methodist Protestant religion in the county

Zoning: RDT

Criteria: 1a, 1c, 1d.

Revised Environmental Setting: The setting is parcel P900, being 11.84 acres, minus the Master Plan right of way and the setback for the culvert, as shown on the map. Features to be preserved include the dwelling house and dairy [spring] house with sufficient land to convey the historic context of this resource.

Revised Map: Revised to add detail and exclude Master Plan right of way and setback for culvert.

HPC Recommendation: The HPC voted 7 to 1 to recommend that the resource be removed from the *Locational Atlas* and not designated on the *Master Plan for Historic Preservation*, for several reasons. Some members felt that the home and farm of a typical circuit-riding Methodist Protestant minister was not culturally significant; others felt the resource did not have sufficient integrity to convey the farming lifestyle of a circuit riding minister (too many changes to the dwelling, too little land); and others were troubled by including the whole parcel in the environmental setting. One member noted that Alfred Baker's contributions to local, state, or national history fail to distinguish him as a significant individual as defined by the National Register of Historic Places. This member quoted a National Register of Historic Places Bulletin: "a property is not eligible if its only justification for significance is that it was owned or used by

a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.”

The HPC member who voted to support the designation did so because a circuit riding minister had a congregation far and wide and would have ministered to hundreds of families in various areas, and his home was his base, thus having cultural and religious significance.

Staff Response: In response, staff notes firstly that eligibility for the *Master Plan for Historic Preservation* depends on Montgomery County criteria, rather than National Register criteria; and secondly, staff finds that the resource meets several Montgomery County criteria (1a, 1c, 1d) rather than only one. As explained in the MIHP form and prior staff report, Alfred Baker's farmstead and life shed light on the development of Methodism in Maryland, the way of life of circuit riders and their families in farming communities, and the spread of the Methodist Protestant Church in the Upper Patuxent. The Upper Patuxent has a strong Methodist heritage -- no other denominations existed in the area in the 19th and early 20th centuries, and the area is strongly Methodist to this day. The Alfred Baker House is the only identified historic resource in Upper Patuxent known to be home of a Methodist Protestant minister and circuit rider, and his farmstead illustrates that circuit riders had to supplement their income with farming to support themselves. In addition, Alfred Baker preached locally, at Brown's Chapel, the predecessor of today's Montgomery United Methodist Church in Clagettsville. Hence, in accordance with: Criteria 1a, the Alfred Baker House has character, interest, and value as part of the Methodist heritage and cultural characteristics of Montgomery County and Maryland; Criteria 1c, is identified with a person or group of persons (Methodist Protestant ministers, Methodist circuit riders) who influenced society; and Criteria 1d, exemplifies the Methodist/agricultural/extended family cultural, social, and historic heritage of Montgomery County and its Upper Patuxent communities.

Staff also argues that the resource does have sufficient integrity to convey that it was a farm and farmhouse: the resource includes a dwelling house and domestic outbuilding (a dairy house) from the 1800s, and over 11 acres of land, sufficient to indicate a farmstead. Further, it is standard practice to include the entire parcel in the environmental setting, and designation of the entire parcel does not preclude additions and changes. If the Planning Board wishes, it may recommend a smaller environmental setting.

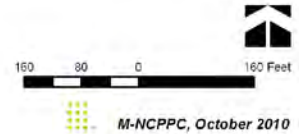
See the following pages for map and photographs.

Alfred Baker House (15/4)

28901 Kemptown Road



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





*15/4 Alfred Baker House, front
(southwest) façade, 2008*

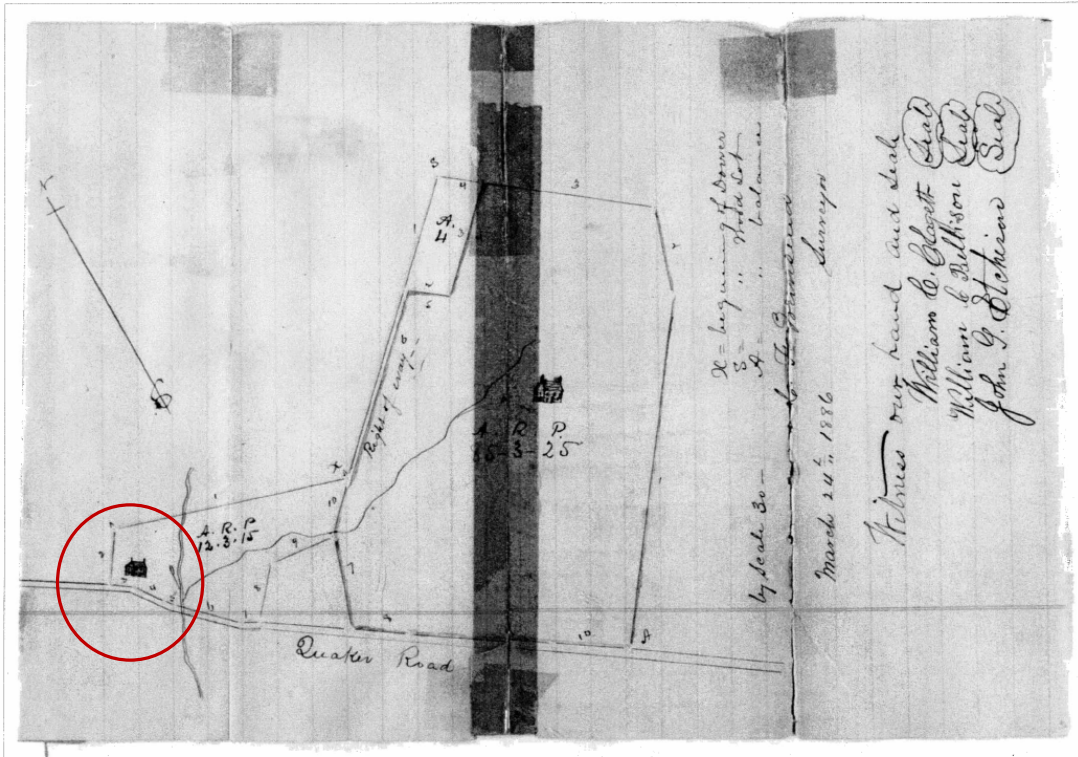


*15/4 Alfred Baker House, side
(northwest) façade, with front-
gabled dairy house in front and
garage in rear, 2008*



*15/4 Alfred Baker House farmland
and view of side (southeast façade)
of dwelling, from Kemptown Road,
2008*

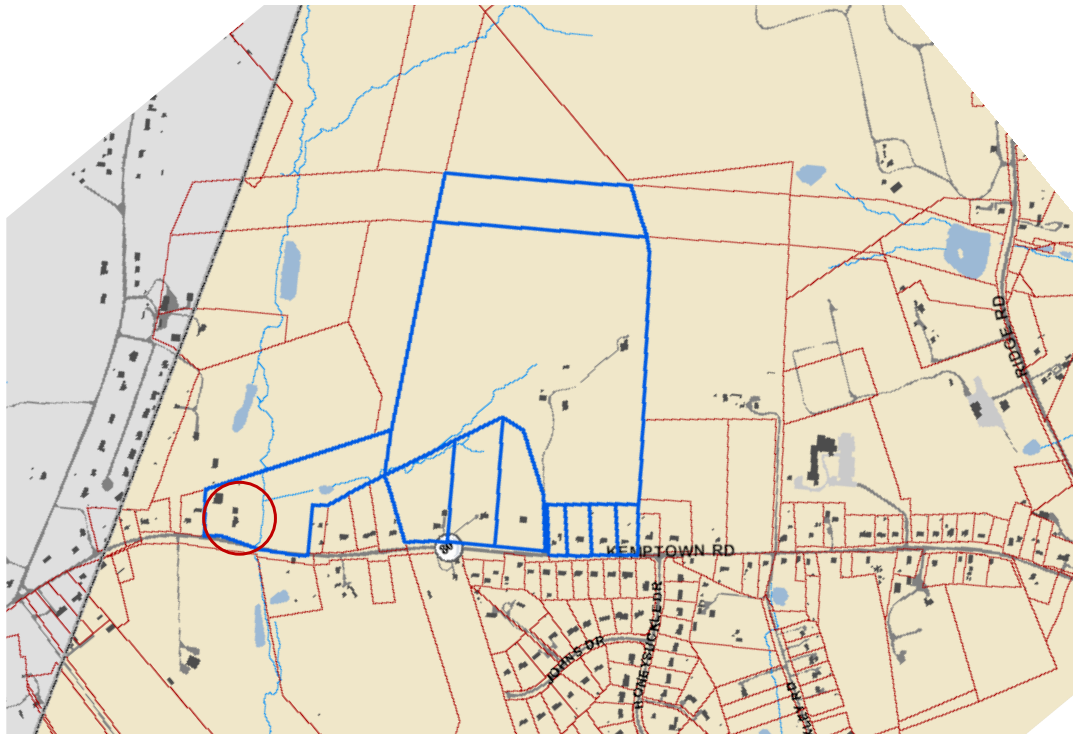
1886 SURVEY PLAT – 15/4 ALFRED BAKER PROPERTIES, PER MC EQUITY CASE 618



1886 Survey Plat of the properties of Alfred Baker, deceased 1885, per Montgomery County Equity Case 618, combined with Equity Case 622, T415-84, Equity Papers, Box 87, Location 3/55/8/82, Maryland State Archives

Note location of 15/4 Alfred Baker House to west of Fahrney Branch, along Kemptown Road, on The Widow's Dower. The house is pictured as a 3-bay, side-gabled building, with two end chimneys. The Widow's Dower is the 12-acre and 4-acre lots and right-of way; the balance of Alfred Baker's property is the 83-acre tract to the right.

2010 BASE MAP -- 15/4 ALFRED BAKER PROPERTIES AS OF 1886



1886 properties of Alfred Baker, deceased 1885, as shown on 2010 base map

Note location of 15/4 Alfred Baker House to west of Fahrney, along Kemptown Road

15/27 Col. Lyde Griffith/Merhle Warfield Farm, 7305 Damascus Road
(see 15/27 Research Form and page 98 of the Public Hearing Draft, both at www.montgomeryplanning.org/historic/upperpatuxent)

Staff Recommendation: Staff recommends designation of the Col. Lyde Griffith/Merhle Warfield Farm because it has historical and architectural significance, based on the following:

- Residence and farm of Col. Lyde Griffith (1774-1839), early settler of the Etchison area, a grandson of patriot Henry Griffith, and a County Commissioner. Col. Lyde Griffith patented the 1,196 acre tract known as Griffithsburg in 1826. He also served in the 44th Regiment (Montgomery County) in the War of 1812
- Site of the Griffith family graveyard, including grave of Col. Lyde Griffith (headstones no longer standing or visible) (listed in the Montgomery County Cemetery Inventory)
- Three-bay, log and frame dwelling house (now covered with vinyl siding), representative of early 19th century vernacular architecture, likely built by Col. Griffith between 1797 to 1809
- Still functioning dairy barn, highly representative of 20th century dairy farming practices and construction techniques, constructed by Merhle Warfield in 1930, with additions in 1937 and 1957, and per current owner, later alterations
- Site of, or in the near vicinity of, chrome mines dating from ca 1837 to at least 1865, thus having archaeological potential to reveal early chrome extraction processes and activities
- Associated with leading American chrome mining and processing entrepreneur, Isaac Tyson Jr., who operated the Tysons Chrome mines on or near the resource by the 1860s. Tyson helped create the American chrome industry by establishing numerous mines in Maryland and Pennsylvania and opening America's first chrome processing plant (in Baltimore)

Zoning: RDT

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

Revised Environmental Setting: The setting is 87.61 acres, being parcel P909, minus the Master Plan right of way within the parcel. Parcel P750 is not included. In the event of subdivision, the features to be preserved include the historic dwelling house (7305 Damascus Road), the dairy barn, any remains of the Griffin family cemetery, the vista from Damascus Road, and any archaeological remains of chrome mines.

Revised Map: Revised to show detail, new environmental setting.

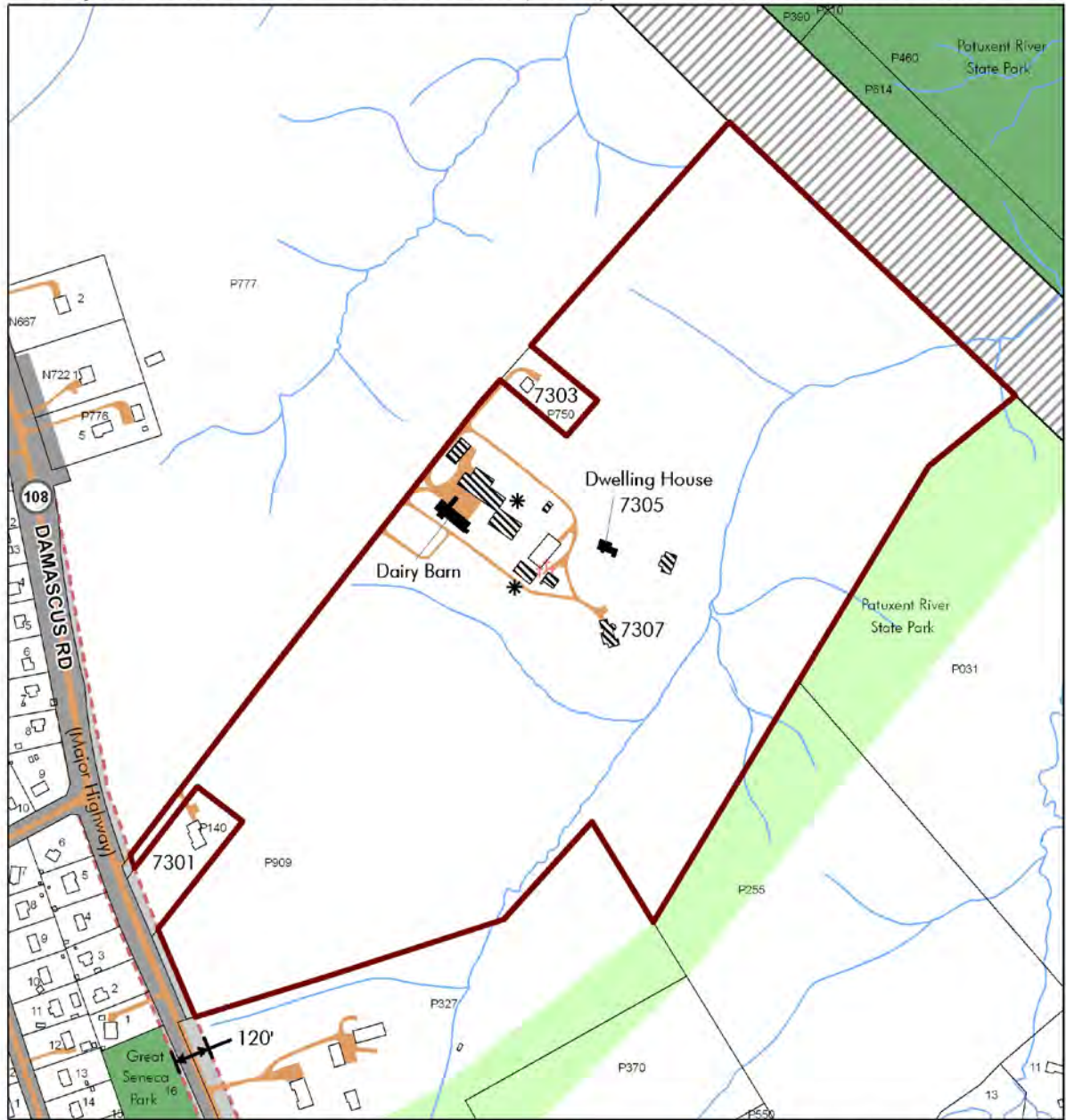
Public Interest Factors: The property is one of five remaining dairy farms in Montgomery County, and the owner objects to designation because he is already subject to many regulations.

HPC Recommendation: The HPC voted to remove the property from the *Locational Atlas* and not designate it on the *Master Plan for Historic Preservation*. Members felt that given the number of modern buildings on site, the lack of standing of the cemetery headstones, the uncertain age of the historic dwelling, and the many alterations to the historic dwelling and dairy barn, the resource was a scattering of disparate elements and not a cohesive farm complex. Members also noted that given staff's limited access to the site, there was a dearth of observed

physical evidence of chrome mining. They were reluctant to designate based solely on the site's likely potential for archaeological evidence of chrome mining.

Staff Response: The resource should be designated. It is historically significant for its rare association with chrome mining, a major 19th century industry in Maryland, and with chrome mining's leading 19th century entrepreneur, Isaac Tyson Jr. It is also historically significant for its association with notable Montgomery County resident, Col. Lyde Griffith, an early settler, veteran of the War of 1812, and County Commissioner, who along with other Griffin family members is buried there. The headstones, though no longer standing, were laid flat and covered over, per information provided by an owner in the Montgomery County Cemetery Inventory. The resource also contains one of the County's most notable dairy barns; and has a potentially very early dwelling house. The primary source of information that the dwelling was the residence of Col. Lyde Griffith was Jaynie Payne, a highly reliable Damascus historian. Finally, Parks staff is seeking trail connectors in the area, and if one passes near the resource, interesting interpretive signage could be developed.

See following pages for map and photos.



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)	Existing parkland	
Master planned ROW	Proposed parkland	
Utility Right of Way	Streams, rivers and lakes	360 180 0 360 Feet

M-NCPPC, December 2009



Left: Col. Lyde Griffith Dwelling House, front (southwest) façade, 2007

Below: Col. Lyde Griffith Dwelling House, side and rear facades, 2007





Above: Col. Lyde Griffith Dairy Barn, northwest façade, 2007
Below: Col. Lyde Griffith Farm, view from Damascus Road, 2007



15/117 Mt. Lebanon School and Site of Mt. Lebanon ME Church, 26130 Mullinix Mill Road

*Not Currently Listed on the Locational Atlas and Index of Historic Sites
(see 15/27 Research Form and page 104 of the Public Hearing Draft, both at www.montgomeryplanning.org/historic/upperpatuxent)*

Staff Recommendation: Staff recommends that the Mt. Lebanon School and Site of the Mt. Lebanon Methodist Episcopal Church should be added to the *Locational Atlas* and designated on the *Master Plan for Historic Preservation*, because the site is architecturally, historically, socially significant as follows:

- Only remaining one-room school house (now dwelling house) in the Upper Patuxent area
- Closure prompted establishment of one of area's earliest school buses – a horsedrawn wagon, driven by J.H. Mullinix, which brought children to Damascus Road to catch motorized school bus (the horsedrawn wagon has been restored and is still used for area celebrations)
- Front-gabled form favored for non-residential architecture through the nineteenth and early twentieth centuries in upper Montgomery County
- Site was center of community life in the Upper Patuxent area from 1822 to 1936. It served as the site of the first church in the Upper Patuxent (Benton's Church, founded 1822, later known as Mt. Lebanon Methodist Episcopal Church, forerunner of today's Damascus United Methodist Church, located elsewhere), and was later converted to Mt. Lebanon School c.1872. The second Mt. Lebanon School building was built around 1901 adjacent to old church/school building. Manual training classes were given in old church/school building to 1904, when the building was torn down. The Mt. Lebanon Methodist Protestant Church probably organized itself in old school/church building before moving to its own new building at 8115 Damascus Road (15/20) around 1902. The second Mt. Lebanon School building was used as a school until 1936, when the County closed all one-room school houses
- Mullinix Mill Road west (from church to Damascus Road), one of area's earliest roads (1840s), built to meet demands of old church's parishioners
- Civil War connection -- Union and Confederate soldiers quartered in the old church and watered their horses at nearby Scotts Branch, then known as Swan Harbor
- Notable local figures taught at the new and old Mt. Lebanon School – e.g. John T. Baker, the first teacher (1872), later became first principal of Damascus High School and the namesake for John T. Baker Middle School

Zoning: RDT

Criteria: 1a, 1d, 2a.

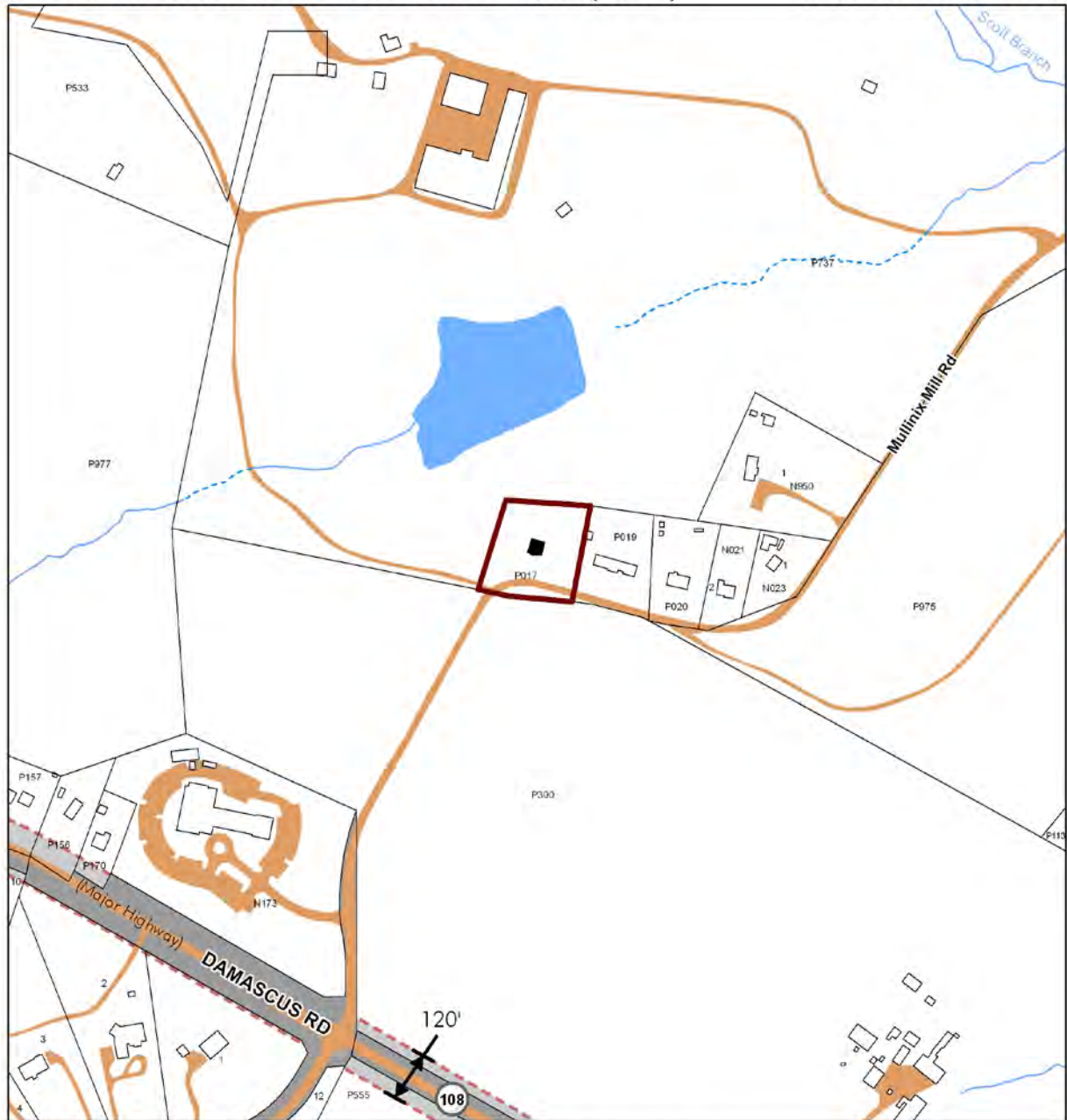
Environmental Setting: The setting is the one-acre lot on which the building is located (P017). The setting is not subject to reduction.











Revised Map: Revised to show detail, correct environmental setting to include whole parcel.

HPC Recommendation: HPC recommended against addition to the *Locational Atlas* and designation on the *Master Plan for Historic Preservation*, primarily because they felt that the resource had insufficient integrity to convey its historic and social significance. As noted in the

discussion on architectural integrity in earlier staff reports, a property may have lost some of its features but still be historic if the overall building still conveys its significance due to other aspects of integrity such as location, setting, and historical association. Mt. Lebanon School was recommended by staff for designation based on criteria 1a, 1d, and 2a, and staff feels its front-gabled form (typical for non-residential buildings in the upper county) and overall massing is sufficient to convey its social and historical significance. As noted in the prior staff report, this site was the center of community life for over a century and the building is the only remaining one-room school house (now dwelling house) in the Upper Patuxent area. There are very few individually designated one-room school houses in the county. Staff recommends designation.

See following pages for map and photos.



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





Aerial, with Mt. Lebanon School on left, now a residence



Mt. Lebanon School, now a residence, southern (front) and eastern (side) facades, 2008

Mt. Lebanon School



Mt. Lebanon School, 1929



Mt. Lebanon School, late 1800s

APPENDICES

APPENDIX 1: SUMMARY OF HPC AND PB STEPS TO DATE

Historic Preservation Commission Hearings and Worksessions -- 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). 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 Clagettsville Historic District (15/8) and three for an Etchison Historic District (15/29).

The HPC recommended against designating any historic district in Clagettsville 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 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 fifth residence (15/8-5) not be designated.

The HPC initially voted on 2/24/2010 to recommend designation of a small Etchison Historic District, 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 Public Hearing -- 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*.

Planning Board Worksession #1: Overview, Individual Sites where the HPC and Staff Recommendations Agree -- During its regular agenda on November 4, 2010, the Montgomery County Planning Board held its first worksession. The worksession addressed individual sites for which the HPC and staff were in agreement on whether to designate. Staff gave an overview of the historic designation process and the history of the Upper Patuxent area. After deliberation, the Planning Board concurred with the staff recommendations in the staff report dated 10.28.2010 and thus:

- Removed 16 individual from the *Locational Atlas* and recommended to the County Council that the sites not be designated on the *Master Plan for Historic Preservation*, as follows: 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
- Added two individual sites to the *Locational Atlas* and recommended to the County Council that those two individual sites and six others be designated on the *Master Plan for Historic Preservation*, as follows, with asterisks indicating additions to the *Locational Atlas*: 10/1, 15/5, 15/13, 15/16, 15/17, 15/20, 15/71*, and 15/73*. The staff recommendations included revised resource maps, environmental settings, and environmental setting text for certain of these resources, per the staff report dated 10.28.2010.

Three members of the public were invited to speak by the Planning Board. One member, Ms. Donna Isaacs, spoke on behalf of the owners of 15/8-6 Ollie and Leila Moxley House, located at 28515 Kemptown Road. This resource was not scheduled for evaluation by the Planning Board during Worksession #1. However, Ms. Isaacs wanted the Planning Board to note, among other things, that there was a contract purchaser for the property and that the contract would lapse by January 1, 2011.

Planning Board Worksession #2: Historic Districts and Related Individual Sites -- The Planning Board held Worksession #2 on the Clagetsville and Etchison Historic Districts and Related Sites on Monday, December 13, 2010. The worksession date was advanced in response to the request of a property owner.

The staff report specified the properties and resources under consideration in Planning Board Worksession #2. The Planning Board evaluated the resources to determine whether they should be recommended to the County Council for designation on the *Master Plan for Historic Preservation*. The Planning Board also updated the *Locational Atlas* as necessary.

Members of the public were encouraged to attend, particularly owners and representatives of properties under discussion. Two members of the public spoke on the record.

For Clagettsville, the Planning Board recommended designation of a 34 - parcel historic district. (Staff had recommended designation of a 44-parcel historic district; the HPC had recommended against designation of a historic district but for designation of 5 resources as individual sites representative of the Clagettsville community). Because the Planning Board recommended a historic district, it did not evaluate nor recommend any resources for designation as individual sites representative of the Clagettsville community. The Planning Board-recommended district excludes all parcels or parts of parcels north of Moxley Road (street addresses: 28500, 28505, 28510, 28514, 28515, 28520 Kempton Road and 9915 Moxley Road), plus the three parcels south of Moxley Road (street addresses: 28130, 28218, and 28320 Kempton Road). The Planning Board also acted to remove the excluded parcels at the above addresses from the Locational Atlas. The Staff Report includes maps of the Staff-recommended Clagettsville Historic District (page 7) and 5 individual sites recommended by the Historic Preservation Commission (page 8). The Planning Board also asked staff to provide design guidelines for the Clagettsville Historic District.

For Etchison, the Planning Board recommended a 5-parcel district that was the same as the 5-parcel district recommended by the Historic Preservation Commission. (Staff had recommended an 18-parcel district.) Because the Planning Board recommended a historic district, it did not evaluate nor recommend any resources for designation as individual sites representative of the Etchison community. The district recommended by the Planning Board (and the Historic Preservation Commission) includes 5-tax parcels with the following addresses: 6920, 7000, 7004, and 7010 Damascus Road, and 24220 and 24221 Laytonsville Road. The Planning Board acted to remove from the Locational Atlas those 13 parcels it did not recommend for inclusion in the Etchison Historic District. See the Staff Report for a map of the Etchison Historic District recommended by the staff (page 31) and by HPC (and Planning Board) (page 32).

APPENDIX 2: SHORT LIST OF ALL RESOURCES IN AMENDMENT (NOT HD PARCELS)

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)
Individual Resources						
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]	PARR'S 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]	BECRAFT 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 ²	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 ²	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 ²	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 ²	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 ²	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 & LEILA MOXLEY FARM ²	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-MULLINIX 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. ⁵	Designate; Two-door tenant house is non-contributing; modern dwelling at unknown street number is non-contributing. ⁵
15/14 [PDF]	MULLINIX STORE SITE	MULLINIX 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	MULLINIX MILL RD	12-00924585	Designate	Designate
15/17 [PDF]	SARAH BRANDENBURG FARM	26301	MULLINIX 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	MULLINIX 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	Do not designate; Remove from Atlas
15/29-1 [PDF]	MT. TABOR METHODIST EPISCOPAL CHURCH-CEMETERY ²	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 ¹	24724	HIPSLEY MILL RD	01-00009374	Designate; Add to Locational Atlas	Designate; Add to Locational Atlas
15/73 [PDF]	BASIL WARFIELD FARM ¹	8201	DAMASCUS RD	01-0010395	Designate; Add to Locational Atlas; Dwelling house at 8131 Damascus Rd. is non-contributing. ⁵	Designate; Add to Locational Atlas; Dwelling house at 8131 Damascus Rd. is non-contributing. ⁵
		8251	DAMASCUS RD			
		8131 8251	DAMASCUS RD DAMASCUS RD			
				01-00010407		
15/117 [PDF]	MT. LEBANON SCHOOL/SITE OF MT. LEBANON CHURCH ¹	26310	MULLINX MILL RD	12-00938503	Do not designate	Designate; Add to Locational Atlas
Historic Districts						
15/08 [PDF]	CLAGETTSVILLE HISTORIC DISTRICT	VICINITY RIDGE RD & KEMPTOWN RD IN CLAGETTSVILLE			Do not designate; Remove from Locational Atlas	Designate a 44-Parcel Historic District
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
¹ Historic resource that is not on the Locational Atlas and Index of Historic Sites in Montgomery County Maryland.						
² Historic resource that was considered by the HPC first for inclusion in a historic district and then for individual designation.						
⁵ Non-contributing" means that the building or structure does not contribute to the architectural or historical significance of the individual resource.						

APPENDIX 3: CLAGETTSVILLE HISTORIC DISTRICT RESOURCES AND TAX PARCELS

Resource Name	Address		Tax District-Tax ID	HPC Recommendation (advisory only)
CLAGETTSVILLE HISTORIC DISTRICT	VICINITY RIDGE RD & KEMPTOWN RD IN CLAGETTSVILLE			Do not designate; Remove from Locational Atlas
HISTORIC NAME OF MAJOR BUILDING OR STRUCTURE ON EVALUATED TAX PARCEL	ADDRESS		TAX DISTRICT-TAX ID	EVALUATED TAX PARCEL -- HPC RECOMMENDATION
Isaac Moxley Farm Building	9915	Moxley Road	12-00942788	No HD recommended
William Alfred Smith Hse	28520	Kempton Road	12-00933831	No HD recommended
John Seipp Hse	28514	Kempton Road	12-00940517	No HD recommended
Millie Moxley & Fuller Phebus Hse	28510	Kempton Road	12-00938811	No HD recommended
Kaetzel Hse	28500	Kempton Road	12-00932701	No HD recommended
Albert W. Baker Hse	28420	Kempton Road	12-00929417	No HD recommended
Willie B. Moxley Store	28416	Kempton Road	12-00929474	No HD recommended
John Robert Esworthy Hse	28412	Kempton Road	12-00922713	No HD recommended
Lewis & Laura Easton Hse (see also 15/08-4) ²	28408	Kempton Road	12-00928787, Part of	No HD recommended -- see 15/08-4 above
(small modern building)	28406	Kempton Road	12-00922611	No HD recommended
John Burdette Hse	28404	Kempton Road	12-00928606	No HD recommended
Robert (Jake) & Orida Moxley Hse	28332	Kempton Road	12-01901762	No HD recommended
Robert B. & Susan Moxley Hse (see also 15/08-3)	28322	Kempton Road	12-00937348	No HD recommended -- see 15/08-3 above
Ira/Harvey Moxley House (see also 15/08-2) ²	28318	Kempton Road	12-00927247	No HD recommended -- see 15/08-2 above
Harvey W. Moxley Store	28314	Kempton Road	12-00934540	No HD recommended
28310 William & Agnes Haines Hse	28310	Kempton Road	12-00925740	No HD recommended
William & Ilda Moxley Hse	28230	Kempton Road	12-00937350	No HD recommended
(Farmland)	28218	Kempton Road	12-01628563	No HD recommended
(Farmland and driveway associated with 10/1 Friendship)	28130	Kempton Road	12-00937188	No HD recommended
Warfield-Moxley Service Station	28030	Ridge Road	12-00943098	No HD recommended
Samuel D. Warfield Hse	28020 (27902)	Ridge Road	12-00943043, Part of	No HD recommended
Ollie & Leila Moxley Farm Dwelling Hse (see also 15/08-6) ²	28515	Kempton Road	12-00937304	No HD recommended -- see 15/08-6 above
(Farmland)	28505	Kempton Road	12-00929510, Part of	No HD recommended

(1941 Vernacular Hse)	28419	Kempton Road	12-00933170	No HD recommended
Ottie & Tressie Moxley House (see also 15/08-5) ²	28411	Kempton Road	12-01884688	No HD recommended -- see 15/08-5 above
	28409	Kempton Road	12-00933204	No HD recommended
	28407	Kempton Road	12-00935271	No HD recommended
Evelyn Humerick Hse	28405	Kempton Road	12-00932084	No HD recommended
Bowersox Hse	28403	Kempton Road	12-00924200	No HD recommended
William Whitman Hse	28323	Kempton Road	12-00928878	No HD recommended
	28321	Kempton Road	12-00923295	No HD recommended
	28319	Kempton Road	12-00929031	No HD recommended
	28317	Kempton Road	12-00934551	No HD recommended
	28315	Kempton Road	12-00927998	No HD recommended
(Empty parcel)	28313	Kempton Road	12-00927987	No HD recommended
Harvey W. Moxley Hse	28309	Kempton Road	12-00925818	No HD recommended
Winfred & Imogene Perkinson	28305	Kempton Road	12-00923694	No HD recommended
Church Parsonage	28241	Kempton Road	12-00936993	No HD recommended
Edmond & Joyce Warfield Rhodes Hse	28235	Kempton Road	12-00939713	No HD recommended
Montgomery Methodist Protestant Church & Cemetery (see also 15/08-1) ²	28201	Kempton Road	12-01876507	No HD recommended -- see 15/08-1 above
	n.a.	Ridge Road	12-00936685	
	n.a.	Ridge Road	12-00936982	
William C. Clagett Hse	28015	Ridge Road	12-00931023	No HD recommended
John H. Clagett Hse	28001	Ridge Road	12-00925807	No HD recommended

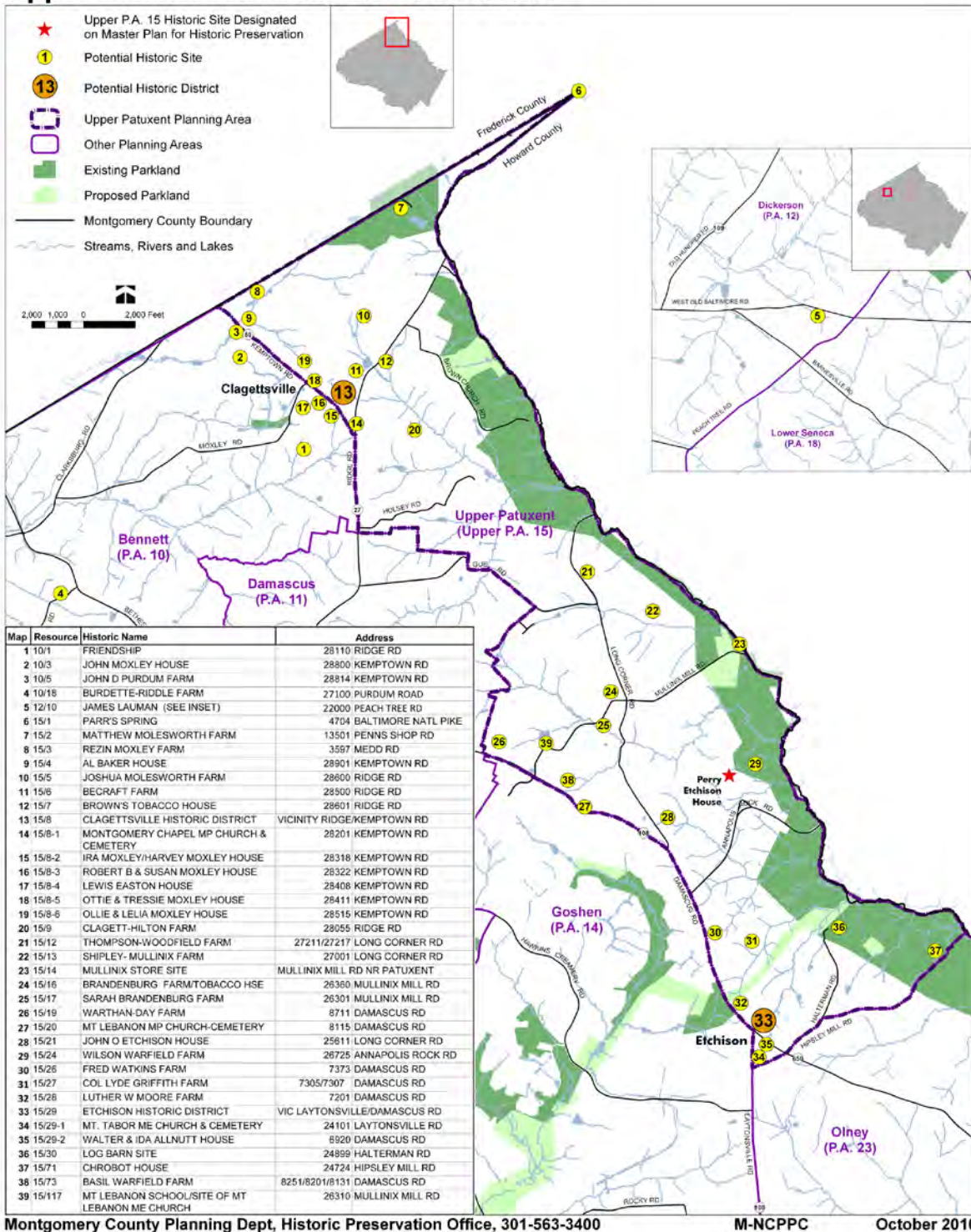
²Historic resource that was considered by the HPC first for inclusion in a historic district and then for individual designation.

APPENDIX 4: ETCHISON HD RESOURCES AND TAX PARCELS

15/29 ETCHISON HISTORIC DISTRICT -- EVALUATED PROPERTIES/TAX PARCELS, WITH HPC RECOMMENDATIONS					
Resource No.	Resource Name	Address	Tax District-Tax ID	HPC Recommendation (advisory only)	
15/29 [PDF]	ETCHISON HISTORIC DISTRICT ⁶	VICINITY DAMASCUS RD & LAYTONSVILLE RD IN ETCHISON		Designate a 5-Parcel Historic District as Shown on Map [15-29 MAP-HPC]	
	HISTORIC NAME OF MAJOR BUILDING OR STRUCTURE ON EVALUATED TAX PARCEL⁶	ADDRESS		TAX DISTRICT-TAX ID⁶	
	<i>Walter & Ida Allnutt Hse (see also 15/29-2 above)</i>	6920	<i>Damascus Rd</i>	01-0000157	Include in HD/Contributing to HD (and do not designate as an individual resource -- see 15/29-2 above)
	<i>Thomas F. Hawkins Hse</i>	7010	<i>Damascus Rd</i>	01-00000501	Include in HD/Contributing to HD
	<i>Etchison-Hawkins Hse</i>	7004	<i>Damascus Rd</i>	01-00002486	Include in HD/Contributing to HD
	<i>Nettie Hawkins Store (Etchison Store)</i>	7000	<i>Damascus Rd</i>		Include in HD/Contributing to HD
	<i>Hawkins Feed Store</i>	24230	<i>Laytonsville Rd</i>		Include in HD/Contributing to HD
	<i>Hipsley-Hawkins Hse</i>	24220	<i>Laytonsville Rd</i>	01-00003253	Include in HD/Contributing to HD
	<i>William & Pearl Moore Hse</i>	24221	<i>Laytonsville Rd</i>	01-00007160	Include in HD/Contributing to HD
	Tom and Jane King Hse	24210	Laytonsville Rd	01-00005104	Do not include in HD/n.a.
	Gertrude Bowman & Norman Weber Hse	24200	Laytonsville Rd	01-00004428	Do not include in HD/n.a.
	(Street Frontage only)	24124	Laytonsville Rd	01-02674452, Part of	Do not include in HD/n.a.
	Bogley Hse	24118	Laytonsville Rd	01-00000716	Do not include in HD/n.a.
	J. Ernest and Ruth Hawkins Hse	24114	Laytonsville Rd	01-00003914	Do not include in HD/n.a.
	Claudia and Luther Howard Hse	24110	Laytonsville Rd	01-00004372	Do not include in HD/n.a.
	Virginia Weber and R. Washington Bowman Hse	24211	Laytonsville Rd	01-00003663	Do not include in HD/n.a.
	James and Willie B. Gue Hse	24201	Laytonsville Rd	01-00004406	Do not include in HD/n.a.
	Marshall Hse	24125	Laytonsville Rd	01-0172847	Do not include in HD/n.a.
	E. Dorsey Hawkins Hse	24119	Laytonsville Rd	01-00005764	Do not include in HD/n.a.
	Church Parsonage	24115	Laytonsville Rd	01-00006770	Do not include in HD/n.a.
Mt. Tabor Methodist Episcopal Church-Cemetery (see also 15/29-1 above)	24101	Laytonsville Rd	01-00006393	Do not include in HD/n.a. (and do not designate as individual resource -- see 15/29-1 above)	
² Historic resource that was considered by the HPC first for inclusion in a historic district and then for individual designation.					
³ Tax parcels that are recommended for inclusion in a historic district have the status "Include in HD." Tax parcels that have been evaluated but not recommended for inclusion in a historic district have the status "Do not include."					
⁴ "Contributing to HD" means that the tax parcel contains certain buildings, structures, or features that contribute to the architectural or historical significance of the historic district.					
⁶ Tax parcels in italics are recommended by the HPC for inclusion in the Etchison Historic District (15/29).					

APPENDIX 5: LOCATOR MAP

Upper Patuxent Area Historic Resources



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

M-NCPPC

October 2010

APPENDIX 6: 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.

(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.