



Item No. 1

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

AGENDA DATE: September 19, 2002
September 12, 2002

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Division Chief
County Wide Planning

FROM: Clare Cavicchi, *CLC*
Historic Preservation Planner, x3402

SUBJECT: Resolution of Adoption of Amendment to the *Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen Areas*

RECOMMENDATION

Adopt the resolution for transmittal to the full Commission.

DISCUSSION

Attached for your review is a copy of the Montgomery County Council's resolution approving the Planning Board (Final) Draft Amendment to the *Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen Areas*. This Amendment places 30 individual resources on the Master Plan and removes 18 properties from the *Locational Atlas and Index of Historic Sites*.

In addition, a draft resolution of adoption by the full Commission is attached for your review.

CLC
Attachments

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 02-30
M-NCPPC No. 02-14

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said law, held a duly advertised public hearing on June 14, 2001, regarding the Public Hearing (Preliminary) Draft of a proposed amendment to the *Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen Areas*; being also an amendment to the General Plan for the Physical Development of the Maryland- Washington Regional District; and

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, approved the Planning Board (Final) Draft of the proposed amendment, and forwarded it on December 20, 2001, to the Montgomery County Executive and to the Montgomery County Council; and

WHEREAS, the Montgomery County Executive Branch made comments and recommendations on the Planning Board (Final) Draft of the proposed amendment to the *Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen Areas*, within the 60 days allowed by law for comment, and forwarded those comments to the Montgomery County Council on February 19, 2002; and

WHEREAS, the Montgomery County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Montgomery County, held a public hearing on May 7, 2002, wherein testimony was received concerning the Planning Board (Final) Draft of the proposed amendment; and

WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County on July 9, 2002, revised and approved the Planning Board (Final) Draft of the proposed amendment by Resolution No.14-1360; and

NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt said amendment to the *Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen Areas*, together with the General Plan for the Physical Development of the Maryland-Washington Regional District as approved by the Montgomery County Council in the attached Resolution No.14-1360; and

BE IT FURTHER RESOLVED, that as to Resolution 14-1360, this adoption be effective July 10, 2002 **nunc pro tunc**; and

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

Resolution No: 14-1360
Introduced: July 9, 2002
Adopted: July 9, 2002

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

By: District Council

Subject: Planning Board Final Draft Amendment to the Approved and Adopted
Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen areas

Background

1. On December 20, 2001, the Planning Board submitted to the District Council and to the County Executive, the Planning Board Final Draft Amendment to the Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen Area Historic Resources.
2. On February 19, 2002, the Executive submitted to the District Council a fiscal impact analysis and comments on the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen areas.
3. On May 7, 2002, the County Council convened a public hearing on the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen areas. The Council continued that hearing until May 14, 2002.
4. On May 14, 2002, the County Council convened a public hearing on the Final Draft Amendment to the Approved and Adopted Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen areas. The Council heard testimony both for and against the proposed Master Plan Amendment.
5. On June 10, 2002, the Planning, Housing, and Economic Development Committee held a worksession on the amendment. The Committee discussed the Final Draft Master Plan Amendment and the issues raised at the public hearing with Planning Board staff, County Council staff and one property owner.
6. At the worksession, the Committee voted not to designate the Elisha Riggs House #23/40 and to add language in the master plan to indicate that the outbuildings be attached to Clover Hill Estate #23/51, 21310 Zion Road, Brookeville. The committee voted to recommend approval of the remainder of amendment as submitted by the Planning Board.

7. On July 9, 2002 the County Council sitting as the District Council held a worksession on the Final Draft Master Plan Amendment.

Action

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

The Final Draft Amendment to the Approved and Adopted Master Plan – Olney-Sandy Spring-Goshen areas historic Resources is approved as follows:

1. Designate the following properties as individual historic sites:

Site #	Name	Address
23/6	Samuel O. Dorsey Farm	5701 Damascus Road
23/8	Howard Family Cemetery	Elton Farm Road, west side
23/11	Howard Chapel Cemetery	Howard Chapel and Elton Farm Roads
23/15	Tusculum	4601 & 4609 Damascus Road
23/17	Edgehill	4920 Griffith Road
23/27	Samuel Riggs Farm	5310 Riggs Road
23/35	Gaither Farm/Rolling Acres	3111 Mt. Carmel Cemetery Road
23/37 & 23/38	Village of Tridelphia & Cemetery	South of Triadelphia Lake Road
23/53	Mt. Zion School	Southwest corner of Mt. Zion and Brookeville Roads
23/51	Clover Hill Estate	21310 Zion Road, Brookeville,
23/54	Bon Secours	4901 Brookeville Road
23/72	Prospect Hill	1811 Brighton Dam Road
23/81	Landgate Holland Farm	2030 Brighton Dam Road
23/85	Fairfield	20010 New Hampshire Avenue

23/90	Riverton	1201 Gold Mine Road
23/102	Olney Manor Farm	17510 Prince Phillip Drive
23/104	Berry-Mackall House	17017 Georgia Avenue
23/108	Brooke Manor	3810 Terrawood Court
23/111	Nathan Shaw House/ Muncaster Miller's House	15910 Emory Lane
23/115	Willow Grove	16301 Batchelor's Forest Road
23/120	Thomas Moore House	17214 Dr. Bird Road
23/121	Dr. Bird House	17420 Dr. Bird Road
23/148	Brookeville Woolen Mill Worker's House	20529 Riggs Hill Way
28/63	Bloomfield	18000 Bentley Road
28/64	Oakleigh	18010 Bentley Road
28/65	Cloverly	321 Olney-Sandy Spring Road
28/66	Odd Fellows Lodge	1310 Olney-Sandy Spring Road
14/55	Avalon Farm	9400 Huntmaster Road (house) 21621 Goshen Oaks (barn)
14/63	Dorsey-Warfield House	7901 Warfield Road

The following properties are removed from the *Locational Atlas*:

Site #	Name	Address
23/021	Nellie Griffith House	22725 Laytonsville Road
23/067	Pleasant Hill	20315 Georgia Avenue
23/080	Brown House and Cemetery	1103 Hawlings Mill Road
23/124	Thomas Benson House	20207 Georgia Avenue

23/014	Landsdale House	4015 Damascus Road
23/024	Magruder Cemetery	21116 Golf Estates Drive
23/036	Brown House and Mill site	23222 Georgia Avenue
23/040	Elisha Riggs House	21601 New Hampshire Avenue
23/048	The Cedars	20530 Georgia Avenue
23/049	Dorsey/Claggett/Owens Cemetery	3801 Gregg Road
23/062	Belmont	19019 Gold Mine Place
23/068	Thomas D. Riggs House	20501 Georgia Avenue
23/075	Marshall Brown House	805 Greenbridge Road
23/076	James H. Brown House	500 Greenbridge Road
23/077	Thomas Leishear House	20741 New Hampshire Avenue
23/078	St. Luke's Episcopal Church	1001 Brighton Dam Road
23/087	Richard Lea/Shippen House	1 Haviland Mill Road
23/109	Emory Church and School	16590/16600 Emory Lane

The text of the Final Draft Amendment Master Plan is revised as follows:

Page 24 – add the following language to the text on Clover Hill #23/51, 21310 Zion Road, Brookeville:

Clover Hill includes three significant outbuildings which are in various states of repair. The bank barn is essentially demolished as a structure; however, the stone walls still stand and have been stabilized by the current owner. Plans to incorporate these stone walls into a new structure would be appropriate. The smokehouse is in ruins. Restoration of the smokehouse structure is not required; however, retention of portions of the stone foundation that provide an outline of where the structure existed would be encouraged. Finally, the rear wall of the springhouse is bowed and is in danger of falling on its own volition. As plans for renovation of this building proceed, repair or replacement of the wall in stone should be considered. If this is not economically feasible, then the owner can explore the possibility of replacing the rear wall with a frame wall. If the rear wall of the springhouse falls due to no intentional human act, current owners would not be subject to any judgment, or fine based on "demolition by neglect."

In addition, the text of the Final Draft Amendment Master Plan is revised as follows:

- #23/104 Berry-Mackall House – To achieve the recommended master planned right-of-way of 150 feet, 15 feet of additional right-of-way should be obtained on the east side of Georgia and 25 feet from the west side.
- #23/115 – Willow Grove: This site is within the alignment of alternative ICC right-of-way options.
- #23/17 – Edgehill: The master planned rights-of-way for MD650/Damascus Road, Sundown Road and Griffith Road could affect this resource
- The master plan right-of-way of several roads in the Olney-Sandy Spring-Goshen areas will affect the environmental setting for a number of resources.
- The text and maps of the Final Draft Amendment to the Master Plan for Historic Preservation: Olney-Sandy Spring-Goshen areas will be amended to correct all typographical errors, make technical changes and reflect master planned transportation rights-of-way where they will affect the environmental setting of the resource.

This is a correct copy of Council action.



Mary A. Edgar, CMC
Clerk of the Council