

- Developer agreement to renovate or restore the residential and agricultural buildings in conjunction with the use proposal. An example of such an agreement was the Waters House in the Milestone subdivision in which the historic house and farm outbuildings were renovated or stabilized by the developer.
- Identify a compatible use for the historic buildings. Determine owner/occupant and funding source for determined use.
- Provide adequate environmental setting for historic context and for adaptive use.
- Orient roads and new construction to provide due respect for historic buildings and their setting.

The proposed annexation petition includes the England-Crown Farm, a historic site (at 9800 Fields Road) designated on the County *Master Plan for Historic Preservation* in 1984. The historic site is a farmstead with a comprehensive complex of farm structures dating from the mid-1800s to the mid-1900s. Staff recommends that the annexation agreement provide adequate protection for this significant historic resource. The historic site is a farmstead composed of several residential and agricultural buildings that were built between the early 1800s and the early 1900s. The current environmental setting is 75.8 acres, being the entire parcel P833.

The England-Crown Farm is a complex of buildings that date from three main historic periods of farming:

- Period 1: Hunter family, early 1800s.
- Period 2: England family, 1890s
- Period 3: Crown family, early 1900s

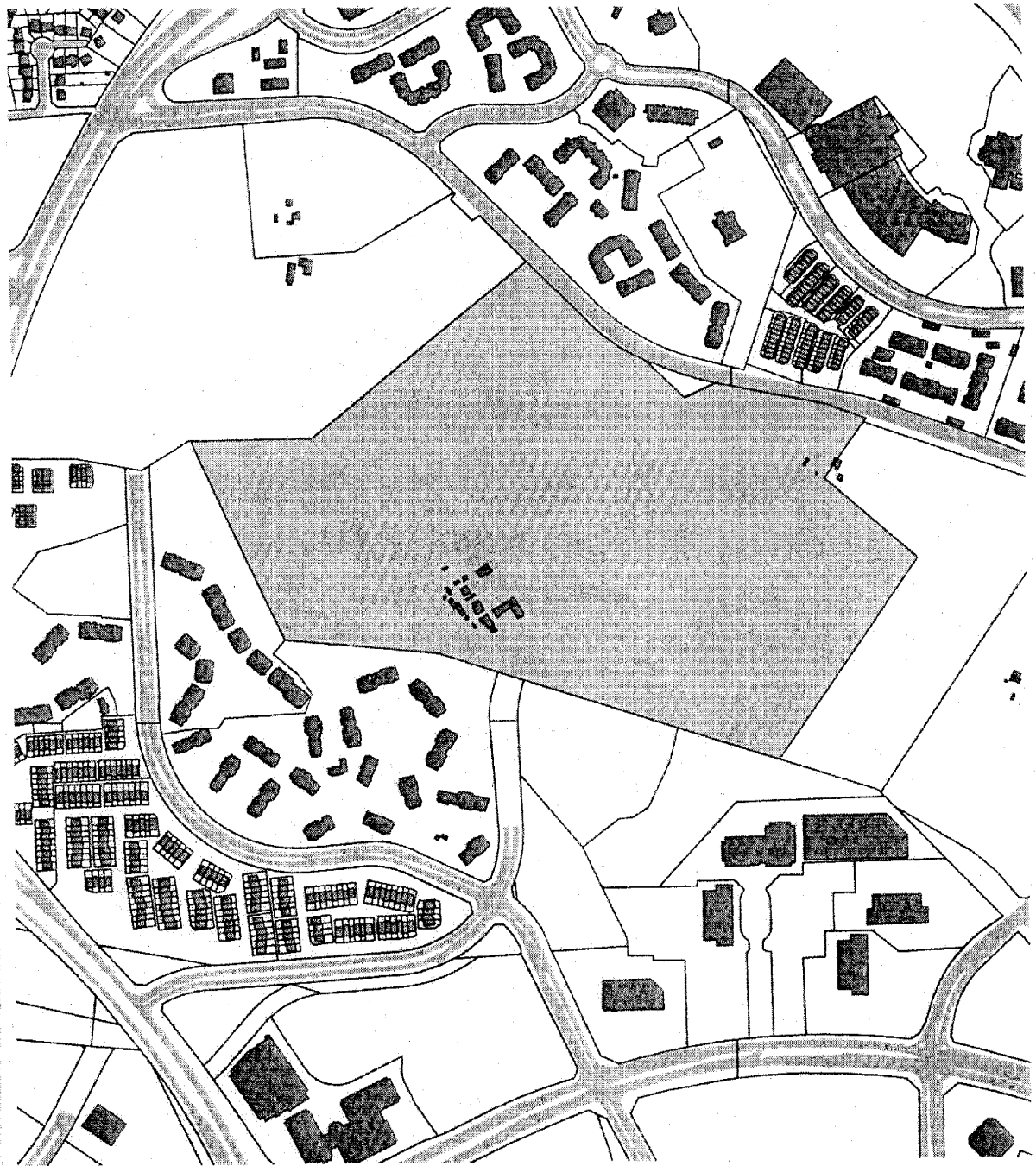
The buildings in the farm complex represent each of these periods of ownership and are highly representative of the history of farming in the Gaithersburg area. From the available research data and preliminary visual analysis, it is apparent that the earliest buildings are a log residence and an early timberframe barn that represent the Hunter period of ownership. The England family built the frame Victorian Vernacular farmhouse. During their period of ownership that the smoke house, corn house and hay barn were constructed. The Crown family, who operated a dairy farm, built the concrete block dairy barn, milk house, and silo.

When the resource was designated as a historic site in 1984, the rationale clearly stated that the England-Crown Farm is a "typical Maryland farmstead." In addition to the frame and log residences mentioned in the Gaithersburg staff report, the farmstead includes farm buildings. The historic farm buildings are important to understanding the farming history of the property.

In all, there are some 15-20 structures in this complex of buildings. Not all of these buildings are historically or architecturally significant. Staff has identified some of the most significant buildings. In addition to the frame and log residences, these structures include the smokehouse, corn house, hay barn, early timberframe barn, dairy barn, milk house and silo. Other buildings on the plan that are not labeled may include sheds and other storage structures that may not be architecturally or historically significant.

The current environmental setting is 75.8 acres. (The *Shady Grove West Master Plan* mistakenly identified the historic property on an adjacent 47.5-acre parcel P481.) A reduced environmental setting must retain sufficient land around the historic farmstead to retain its historic character and to permit feasibility of a new use. Given the density of housing proposed, an agricultural use is clearly prohibited. Yet the five acres proposed in the applicant's concept/sketch plan may be insufficient for providing historic context for the property, whatever the new use may be.

# CROWN FARM ENVIRONMENTAL SETTING 75.8 AC P833



Casual User Application

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 8347 Georgia Avenue - Silver Spring, Maryland 20910-3760

## COUNTY REVENUE IMPLICATIONS

Local government revenues are tied to geography either as taxes on land or as revenues allocated by place of residence. The annexation of the Crown property by the City of Gaithersburg would shift several revenue sources currently received by County level agencies to the City. The table below indicates the estimated special service area taxes paid to the County that would not be paid after annexation based on the 2005 levy year rate schedule. Also included is the estimated park tax that should continue to be paid after annexation. Although these lost revenues are somewhat negligible as long as the farm remains in agricultural use, they will grow considerably as development occurs on the property. Due to time constraints, staff has not conducted a full fiscal impact analysis of the MXD sketch plan in terms of projected property values and yearly tax losses to build-out.

There are four County property tax rates that currently apply to the property but they do not apply to properties in the City of Gaithersburg. These are the Metropolitan Tax and Regional Tax that go to the M-NCPPC, the Recreation Tax that goes to the County Recreation Department, and the Storm Drainage Tax that goes to WSSC. The Highway Users Fund, which allocates State fuel taxes and vehicle registration fees, based on road mileage and vehicle registrations in the area, will go to the City of Gaithersburg instead of the County for this area.

Certain property taxes that are not collected from City of Gaithersburg properties partially support the M-NCPPC. The Regional Tax for 2005 is \$11,926 and the Metropolitan Tax that supports the park program is \$33,069. Since any future residents of the Crown Property will benefit from the M-NCPPC Parks, staff recommends that a future annexation agreement contain language to ensure continuity of payment for Metropolitan (Park) taxes after annexation.

**City of Gaithersburg Annexation Petition (Crown Farm)**

(Parcels P445, P600, P820, P833, P905, N094)

**ESTIMATED ANNUAL TAX PAID TO THE COUNTY BEFORE ANNEXATION (2005 Levy Year)**

Total Appraised Value of the Properties	\$54,211,100
Appraised Value Divided by 100	\$542,111
Multiplied by the Total Tax Rate of:	1.099
= Total Annual Tax Paid to the County	\$595,780

**ESTIMATED SPECIAL SERVICE AREA TAXES PAID TO THE COUNTY THAT WOULD NOT BE PAID AFTER ANNEXATION BASED ON 2005 LEVY YEAR RATE SCHEDULE**

	TAX RATE	ASSESSED VALUE/100	YEARLY TAX LOSS
Recreation Tax	0.025 *	\$542,111 =	\$13,553
Regional Tax	0.022 *	\$542,111 =	\$11,926
Storm Drainage Tax	0.003 *	\$542,111 =	\$1,626
Total Yearly Loss to County			\$27,105

**ESTIMATED PARK TAX THAT SHOULD CONTINUE TO BE PAID AFTER ANNEXATION**

	TAX RATE	ASSESSED VALUE/100	PARK TAX
Metropolitan Tax	0.061 *	\$542,111 =	\$33,069

Sources: Montgomery County Department of Finance  
State Department of Assessments and Taxation

Montgomery County Park and Planning Department,  
Research and Technology Center, March 8, 2006.

- Attachment 1: Crown Farm Annexation Petition (X-182)
- Attachment 2: Existing Uses Surrounding Crown Farm
- Attachment 2A: City of Gaithersburg Staff Analysis and Preliminary Recommendations
- Attachment 3: Applicant's Concept/Sketch Plan for the Crown Farm
- Attachment 4: 1997 City of Gaithersburg Master Plan: Map of Maximum Expansion Limits (MEL)
- Attachment 5: 1990 *Shady Grove Study Area Master Plan Zoning Map*
- Attachment 6: 1990 Master Plan Crown Farm Text
- Attachment 7: 1990 Master Plan Land Use Map
- Attachment 8: An Evaluation of Retail Potential at the Crown Farm
- Attachment 9: Existing Boundary and County Zoning
- Attachment 10: Boundary After Proposed Annexation

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