



Elton Farm Road, a rustic road recommended as exceptional rustic

Montgomery Planning Upcounty Division

04/21/2022  
Agenda item 11

# Rustic Roads Functional Master Plan Update

Upcounty Citizens Advisory Board Meeting



# Background

*There are many roads throughout Montgomery County which reflect the agricultural origins of the County, provide glimpses of its history, and afford views of scenic beauty and unusual roadside character. Many of these roads will be altered by the continued development of the County and its accompanying roadway construction and improvements unless protective measures are adopted.*

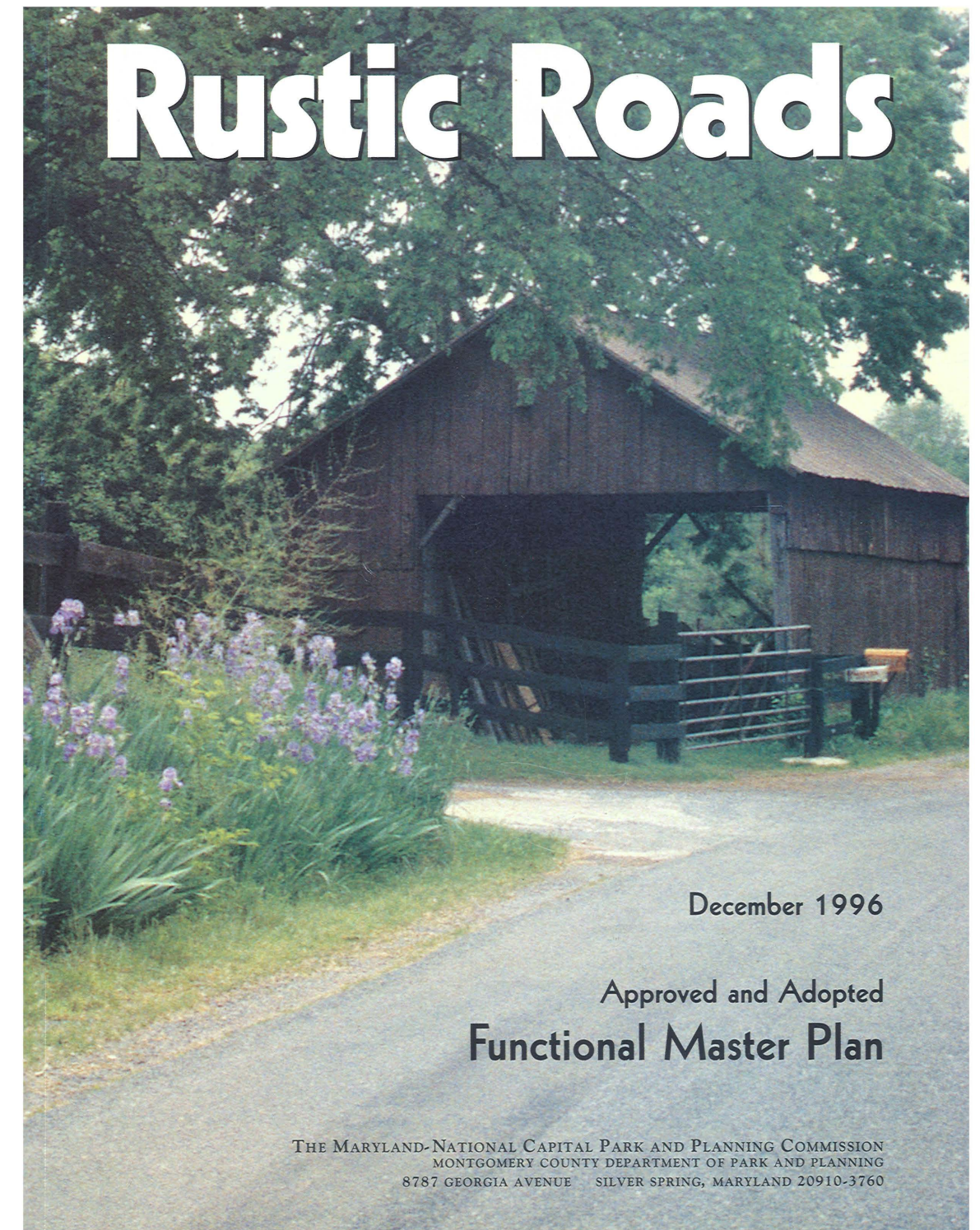


Old Bucklodge Lane, a proposed exceptional rustic road

*Executive Summary  
Proposal for a Rural/Rustic Roads Program  
March 1990*

# Rustic Road Functional Master Plan Update

- Assesses roads which have been nominated to the program
- Completes the incomplete descriptions of roads already in the program
- Considers reclassifications of some existing rustic roads
- Changes extents of some rustic roads
- Updates existing road descriptions and recommends changes to their significant features



# A Rustic Road:

Montgomery County Code, Chapter 49. Streets and Roads.  
Article 8. Rustic Roads Program  
Sec. 49-78. Rustic road classification and reclassification.

- is located in an area where **natural, agricultural, or historic features are predominant**
- is narrow and intended predominately for **local use**
- is a **low volume** road
- has one of the following characteristics:
  - has **outstanding natural features** along its borders
  - provides **outstanding vistas** of farm fields and rural landscapes or buildings
  - provides access to **historic resources**, follows **historic alignments**, or highlights **historic landscapes**

In addition, the history of vehicle and pedestrian accidents on the road in its current configuration **does not suggest unsafe conditions.**

The Council **must not classify** a road as rustic if that classification will **significantly impair the function or safety** of the road network.

# An Exceptional Rustic Road:

- is a rustic road
- **contributes significantly** to the natural, agricultural, or historic characteristics of the County
- has **unusual features** found on few other roads in the County
- **would be more negatively affected by improvements** or modifications to the road than would most other roads in the rustic roads program

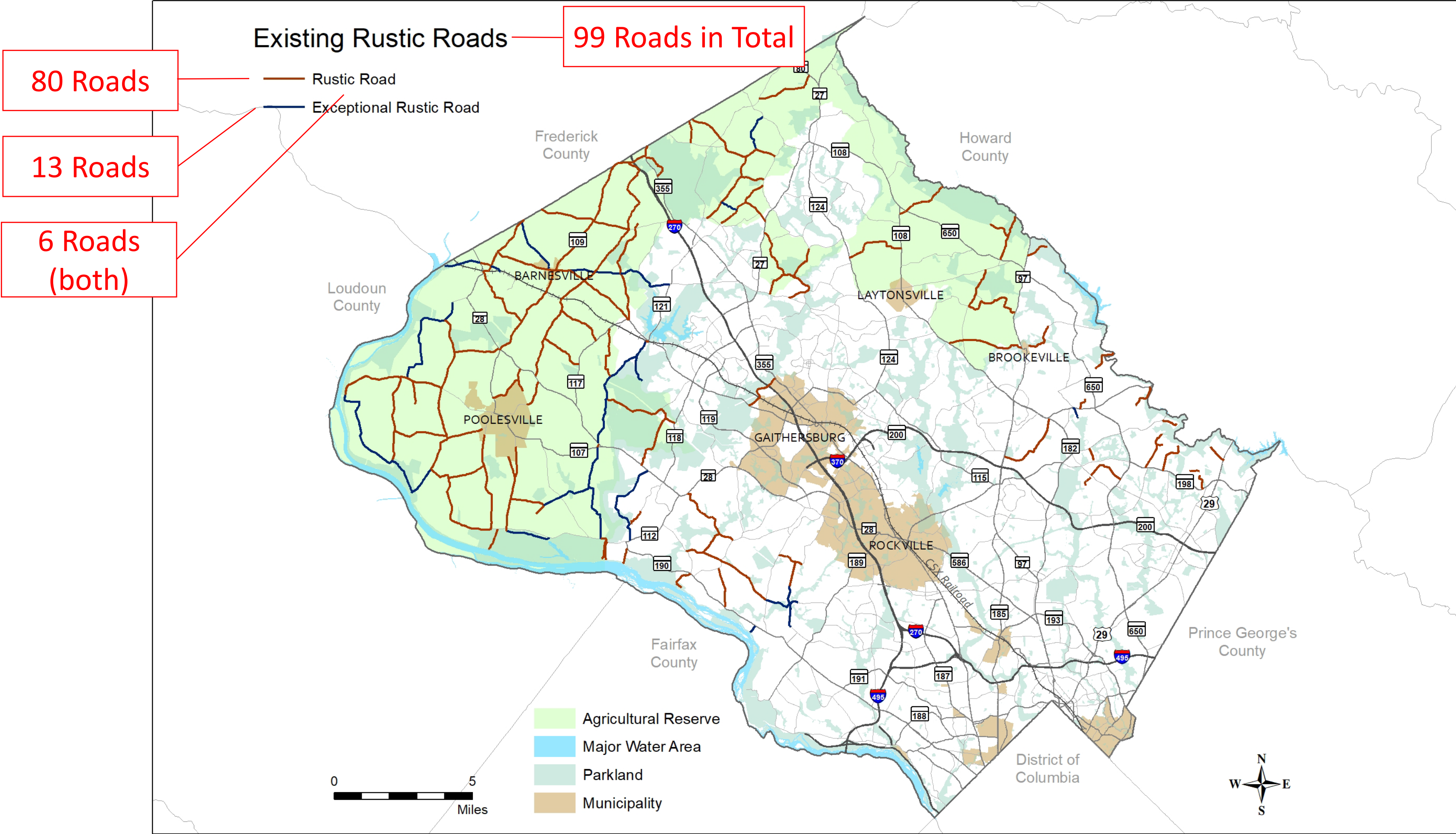


# Significant Features

- The significant features are those elements that **need to be preserved** when the roads are maintained and improved, or when a public utility completes work on or near the roads.
- Each rustic road and exceptional rustic road must be maintained and improved in a manner that preserves the road's significant features, but this requirement **does not preclude improvements to promote safety or movement of farm equipment.**



Belle Cote Drive, an Exceptional Rustic Road

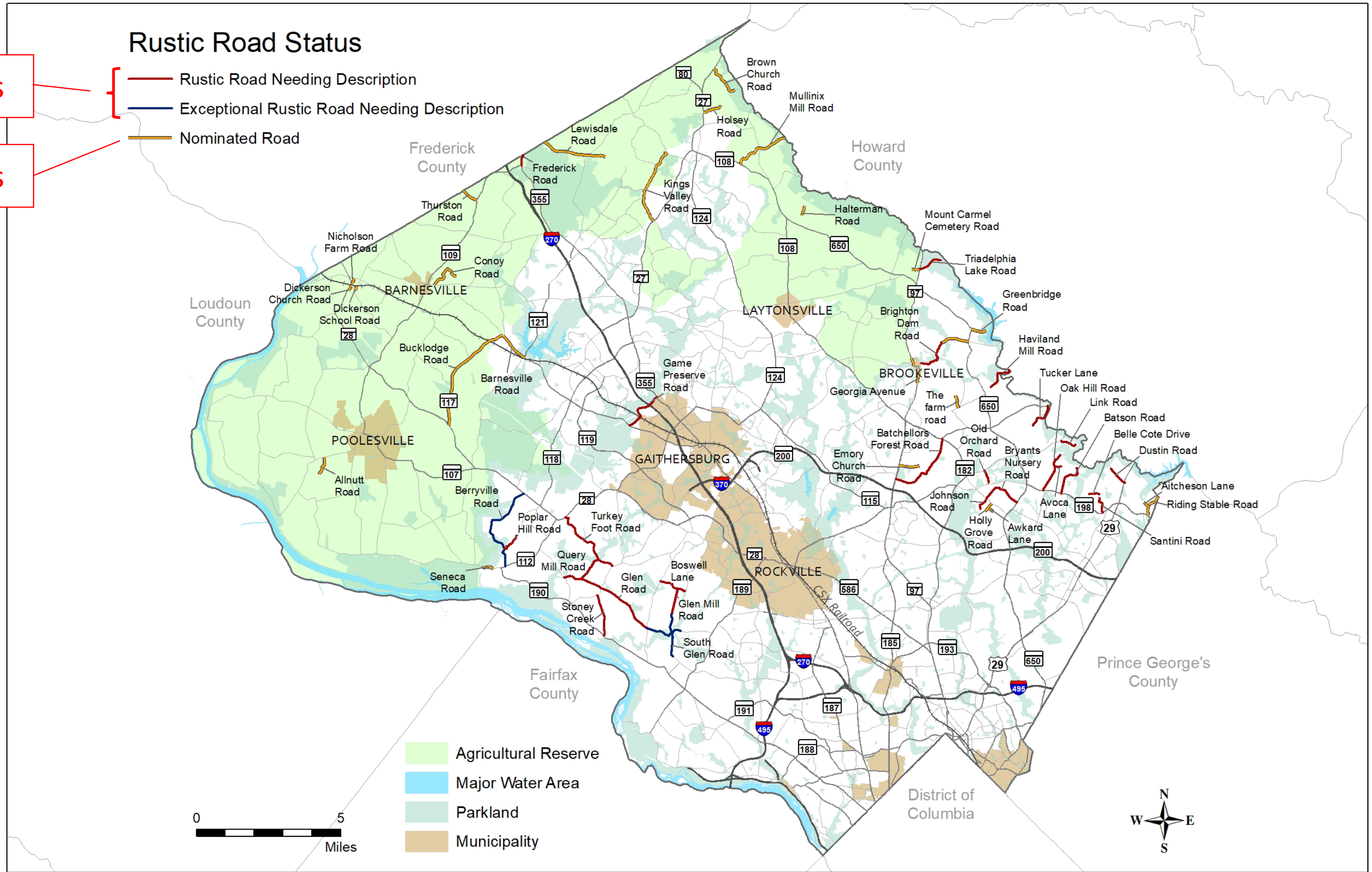


# Rustic Road Status

- Rustic Road Needing Description
- Exceptional Rustic Road Needing Description
- Nominated Road

27 Roads

25 Roads





# Rustic Road Description

## **1996 *Rustic Roads FMP* Description**

- Brief Introduction
- Significant Features
- History
- Driving Experience
- Map (with Roadway Characteristics)

## **Update Description**

- Brief Introduction
- Significant Features
- History
- Driving Experience
- Roadway Characteristics
- Environmental
- Map

# 1996 and Updated Rustic Road Description

RUSTIC ROADS FUNCTIONAL MASTER PLAN

## Moore Road A Rustic Road



Moore Road is a country road with outstanding natural features.

Recommended as a *rustic road*.

### Significant Features:

- Road follows the contour of the land
- Vegetation along both sides of the road is mostly forest with some hedgerows, providing a uniform tree canopy
- Beautiful view of nearby ridges through the hedgerows

### History:

This road was probably established after 1879, though by that time a "Union School" was located in this vicinity. The road is named for the Moore family, descendants of the Whites who lived at the historic Joseph White Farm from the early 1900s.

### Driving Experience:

At its western intersection with Peach Tree Road (a rustic road), Moore Road is covered by a tree canopy. From Peach Tree Road, it descends into a stream valley, rises, then dips into a second stream valley. Residences are scattered along the road and views include pastures, cultivated fields, and nearby ridges seen through the hedgerows. Approaching Bucklodge Road, the Joseph C. White Farm is on the south (right) side. The farm includes a substantial brick house built c1822 by its namesake. The farm was inherited by White's granddaughter Eliza Virginia Moore in 1911.

## Moore Road

A Rustic Road

Moore Road is a rural road with outstanding natural features. This road was designated rustic in the 1996 *Rustic Roads Functional Master Plan*.

### Significant Features

- Road follows the contour of the land
- Vegetation along both sides of the road is mostly forest with some hedgerows, providing a uniform tree canopy
- Beautiful view of nearby ridges through the hedgerows

### History

This road was established in the late 19<sup>th</sup> to early 20<sup>th</sup> centuries. It is named for the Moore family, descendants of the Whites who lived at the historic Joseph C. White House (Master Plan Historic Site #18/14) from the early 1900s. The former plantation property includes a substantial brick house built c. 1822 by its namesake, who farmed tobacco and wheat here using an enslaved workforce. The farm was inherited by White's granddaughter Eliza Virginia Moore in 1911.

### Driving Experience

At its western intersection with Peach Tree Road (a rustic road), Moore Road is covered by a tree canopy, with forest on the left and a few yards on the right. The road becomes fully enclosed in forest as it descends into a stream valley, rises, then dips into a second stream valley. Residences are scattered along the road and views include pastures, cultivated fields, and nearby ridges seen through the hedgerows. Approaching Bucklodge Road (a rustic road), the road becomes very flat and straight; the Joseph C. White Farm and the Rickman Farm Horse Special Park are on the south (right) side.

### Environment

At its eastern end, Moore Road abuts the Rickman Farm Horse Special Park, a scenic 100-acre park operated by Great and Small, a non-profit organization that provides equine-assisted activities and therapies to children and adults with a wide range of special needs.

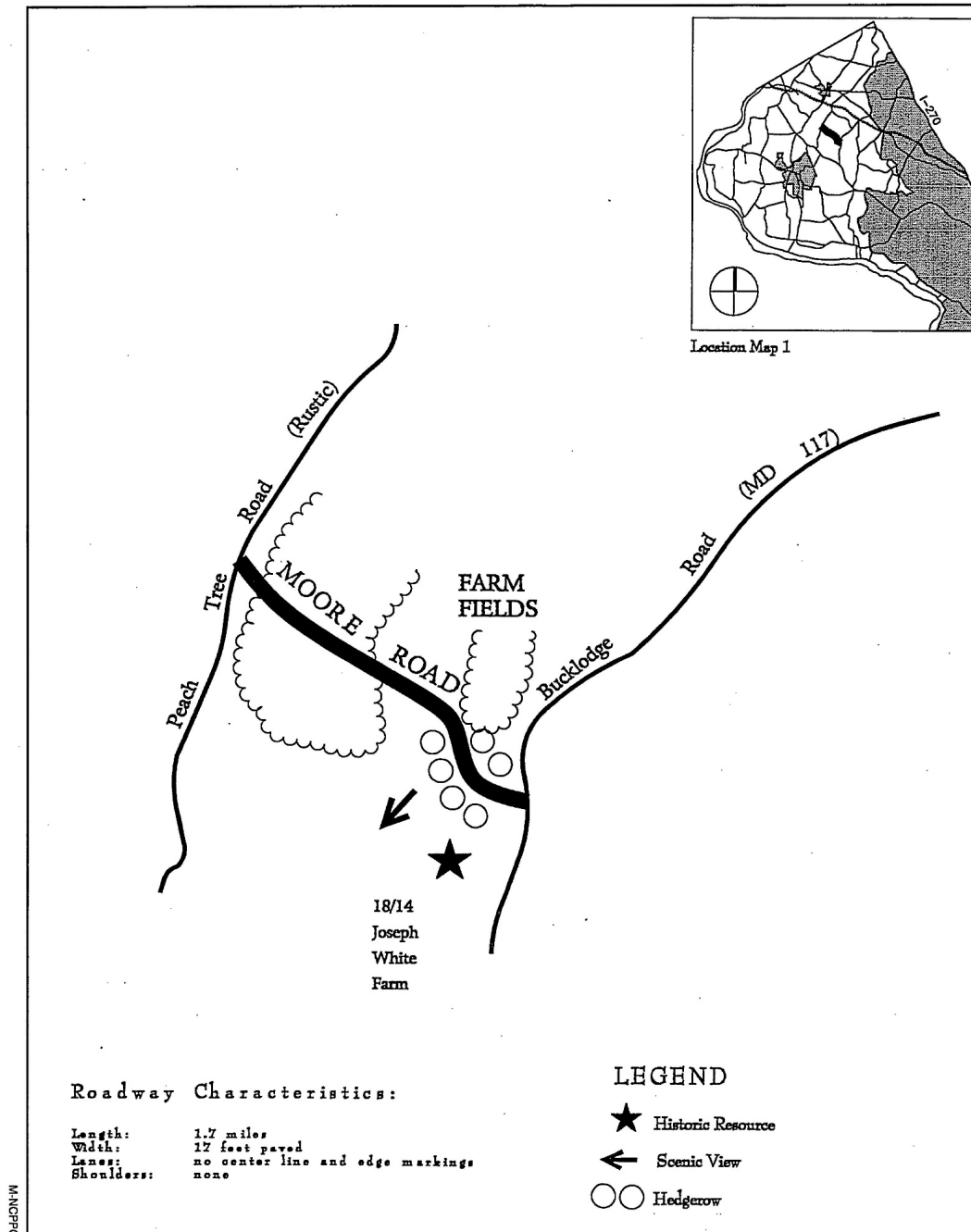
### Road Characteristics

Extents	Entire road: Peach Tree Road to Bucklodge Road (MD 117)
Length	1.68 miles
Width	17 feet
Surface	Paved
Lanes	No center line or edge markings
Shoulders	None

# 1996 and Updated Rustic Road Map

RUSTIC ROADS FUNCTIONAL MASTER PLAN: Rustic Roads

Figure 48



APPROVED & ADOPTED December 1996

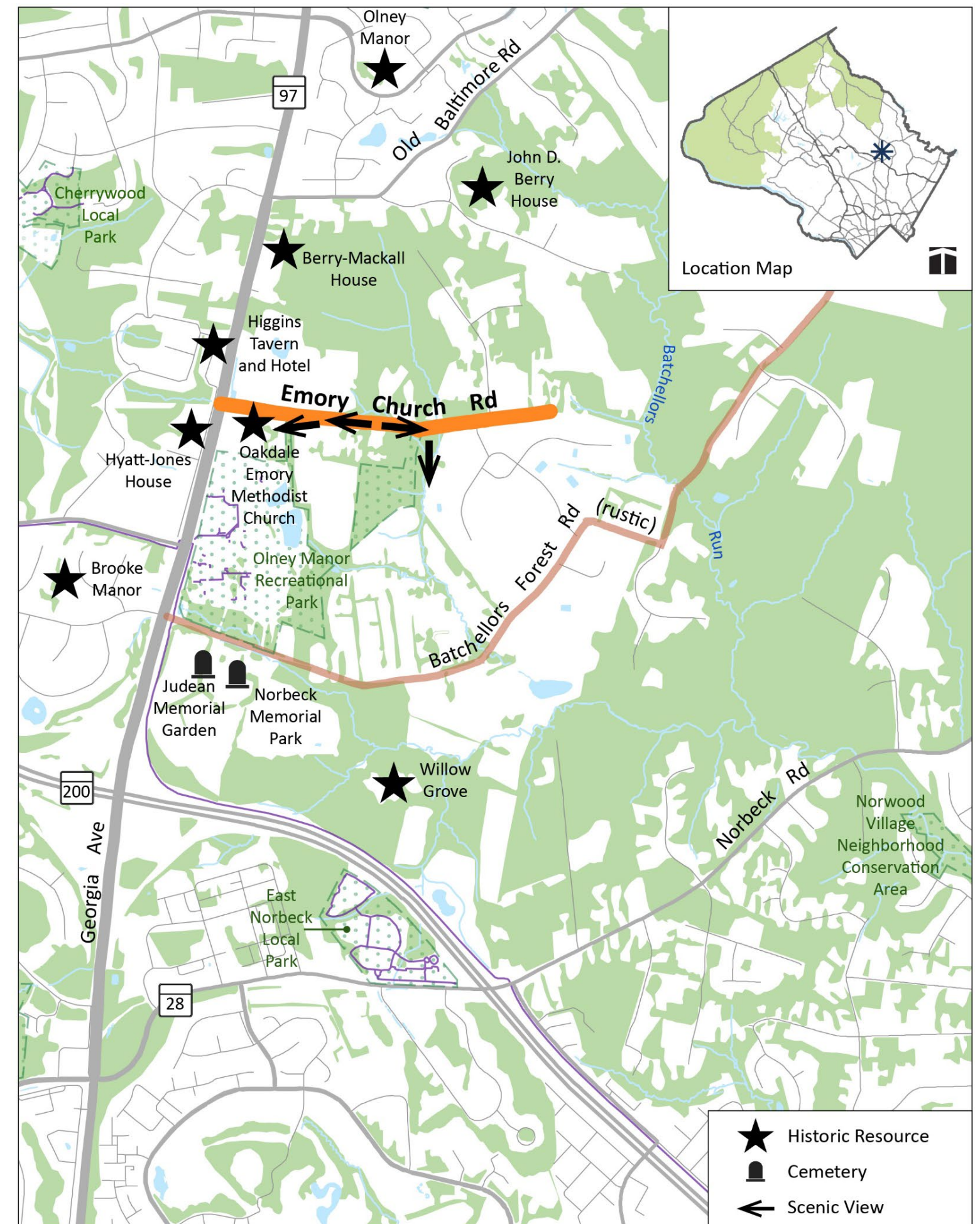
115

# Planning Board Decisions

- Designate nominated road rustic or exceptional rustic
- Approve changes to existing road descriptions
  - Changes to extents
  - Approve significant features
  - Change classification from rustic to exceptional rustic
  - Other text changes
- Remove road from program

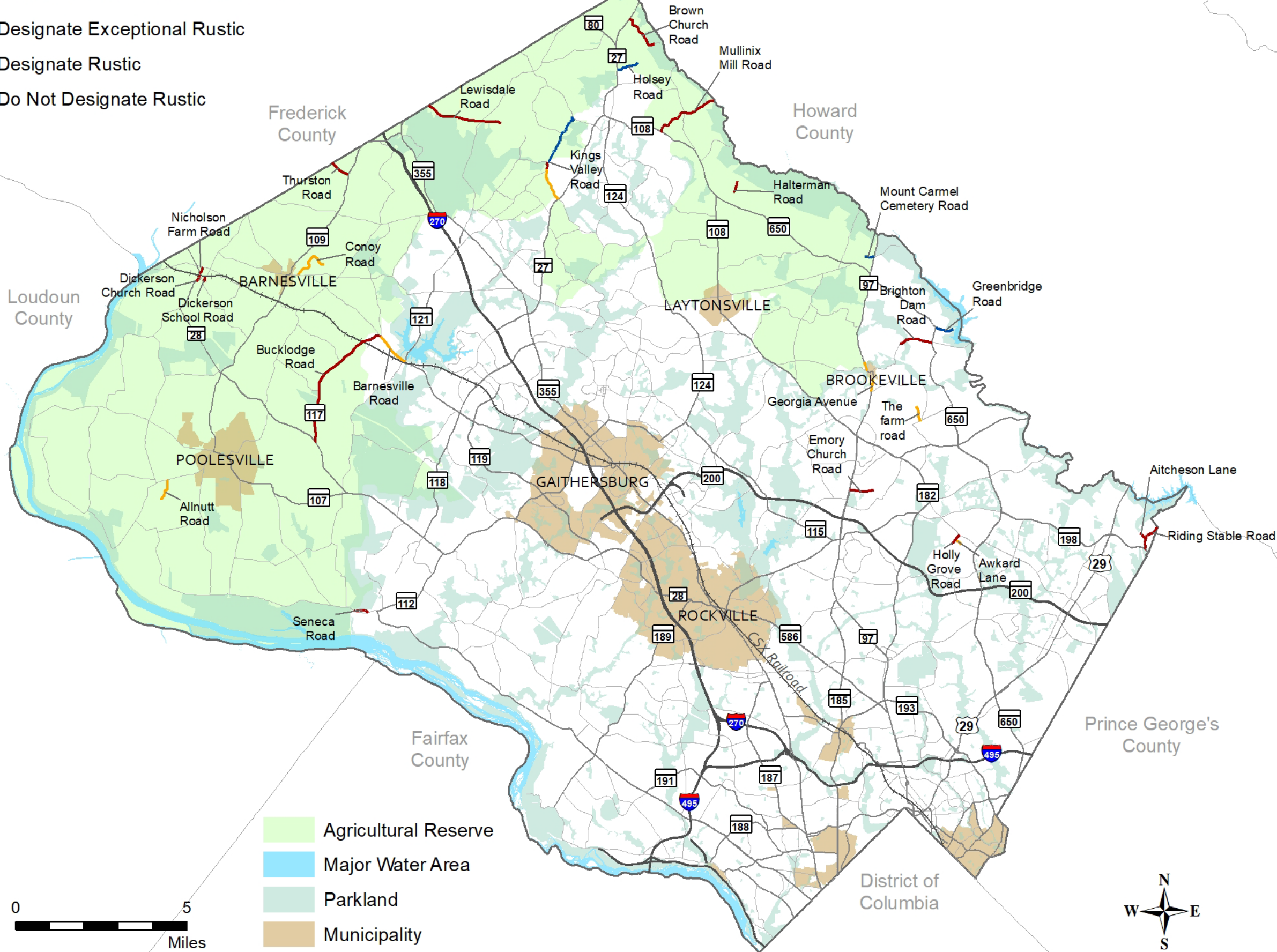
# Emory Church Road

- We recommend designating the road as a rustic road.



# Nominated Rustic Roads

- Designate Exceptional Rustic
- Designate Rustic
- Do Not Designate Rustic



- Agricultural Reserve
- Major Water Area
- Parkland
- Municipality

## 25 Roads

### Recommended Rustic

- Aitcheson Lane
- Brighton Dam Road
- Brown Church Road
- Bucklodge Road (MD 117)
- Dickerson Church Road
- Dickerson School Road
- Emory Church Road
- Halterman Road
- Holly Grove Road
- Kings Valley Road (part)
- Lewisdale Road
- Mullinix Mill Road
- Nicholson Farm Road
- Seneca Road
- Sugarloaf Mountain Road
- Thurston Road

### Recommended Exceptional Rustic

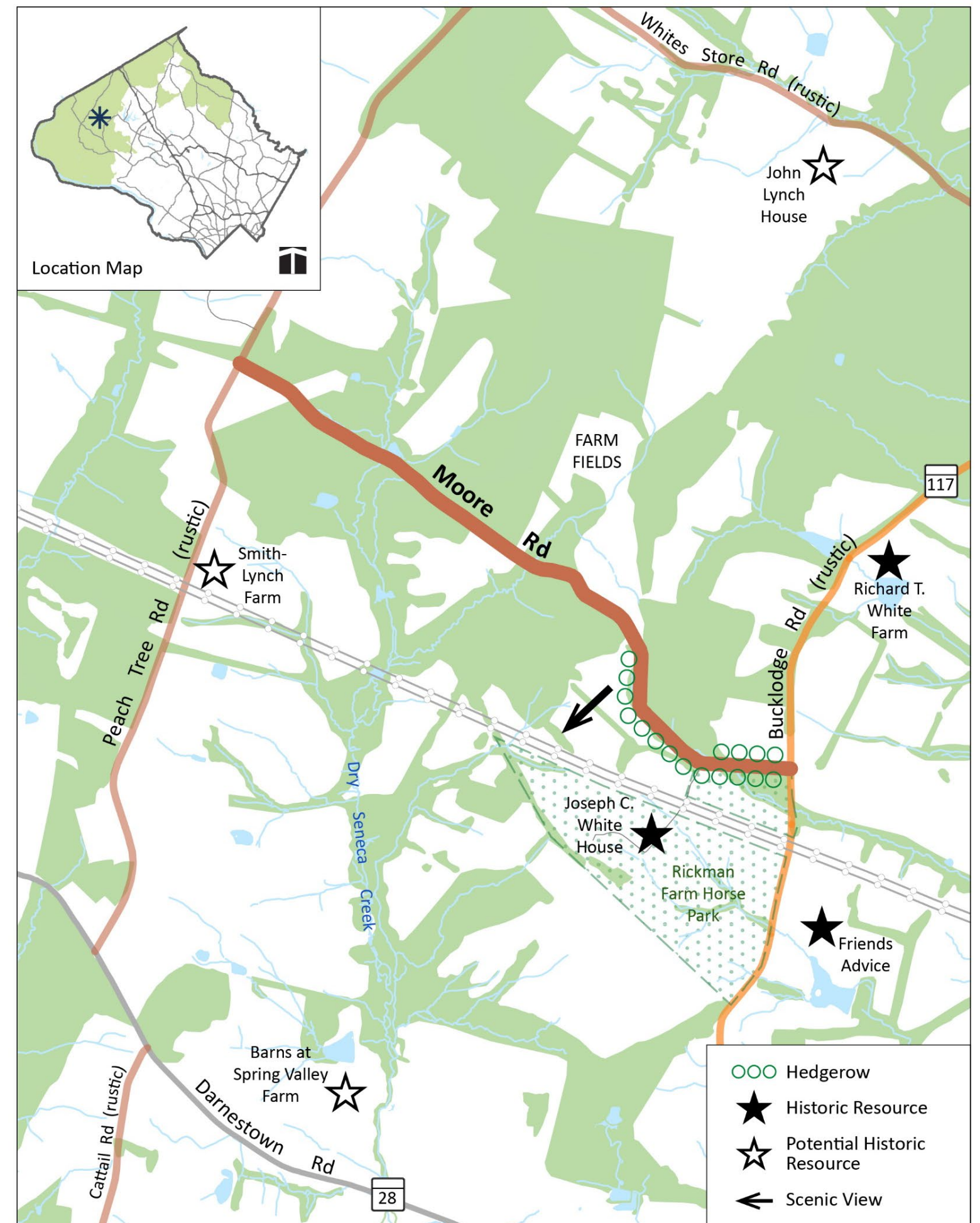
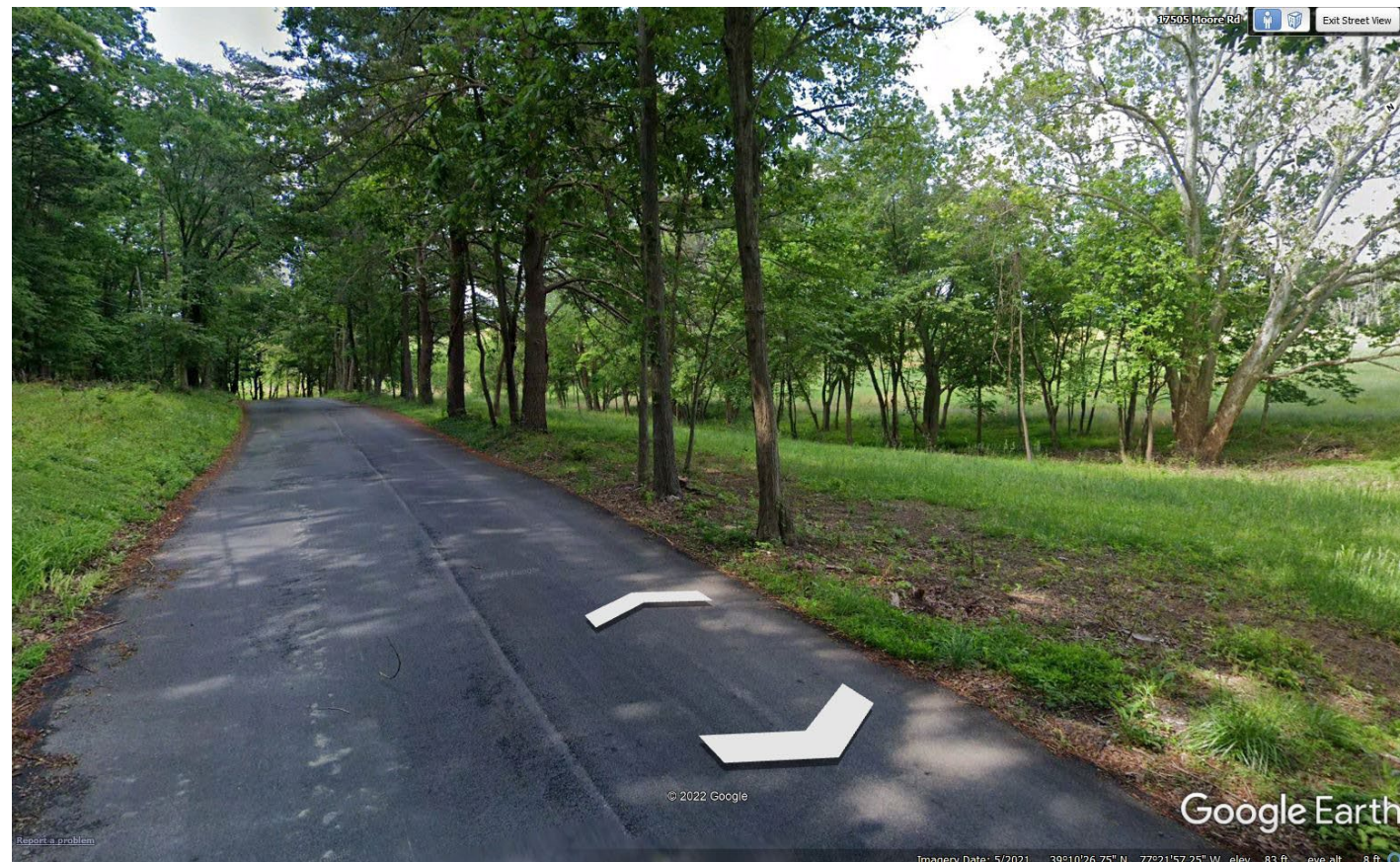
- Greenbridge Road
- Holsey Road
- Kings Valley Road (part)
- Mount Carmel Cemetery Road

### Not Recommended

- Allnutt Road
- Awkard Lane
- Barnesville Road
- Conoy Road
- Georgia Avenue
- Kings Valley Road (part)
- The farm road

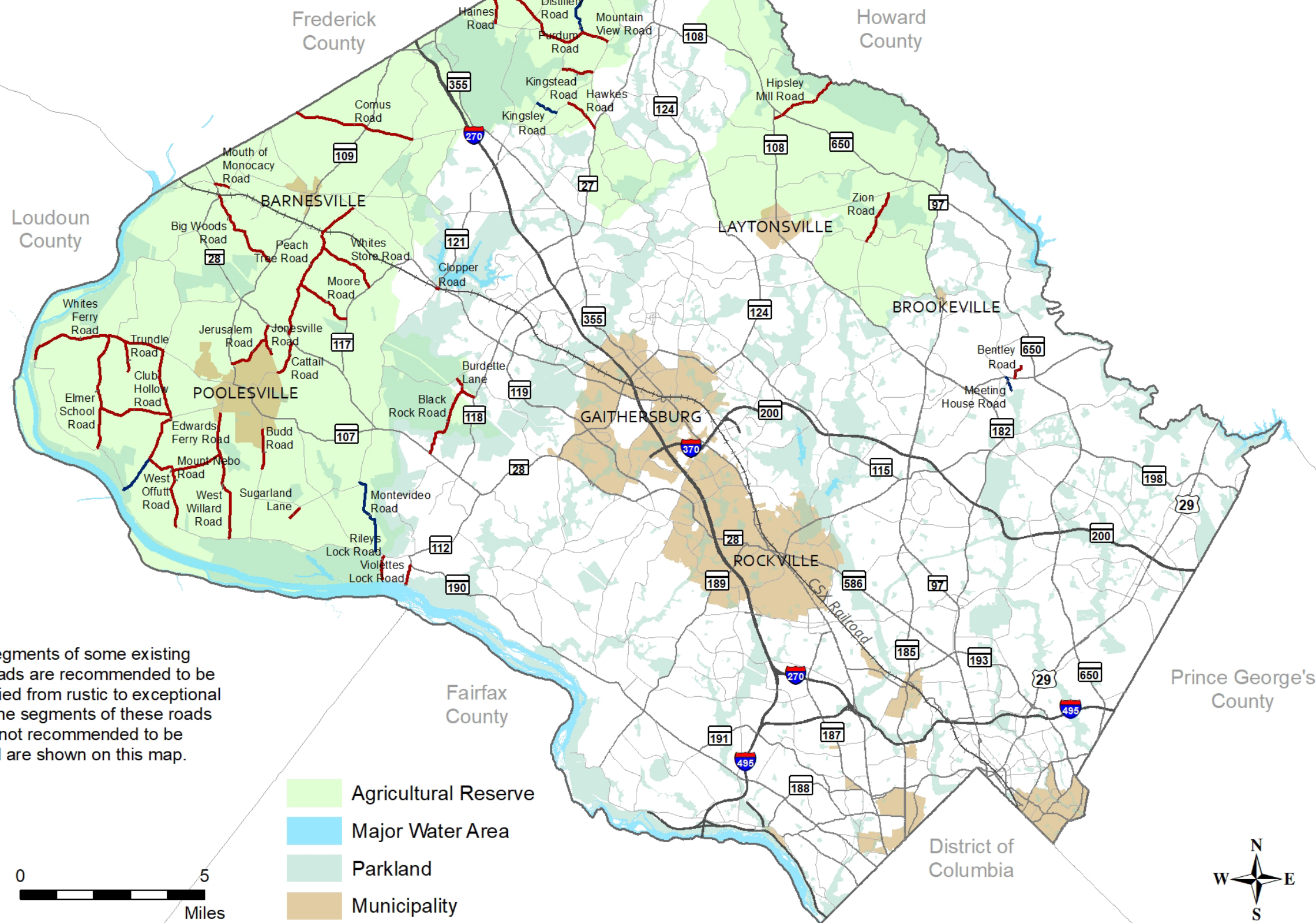
# Moore Road

- Designated rustic in the 1996 *Rustic Roads Functional Master Plan*.
- No change to designation, significant features, or extents... only minor text updates



# Existing Rustic Roads with No Major Changes

- Exceptional Rustic Road
- Rustic Road



Note: Segments of some existing rustic roads are recommended to be reclassified from rustic to exceptional rustic. The segments of these roads that are not recommended to be changed are shown on this map.

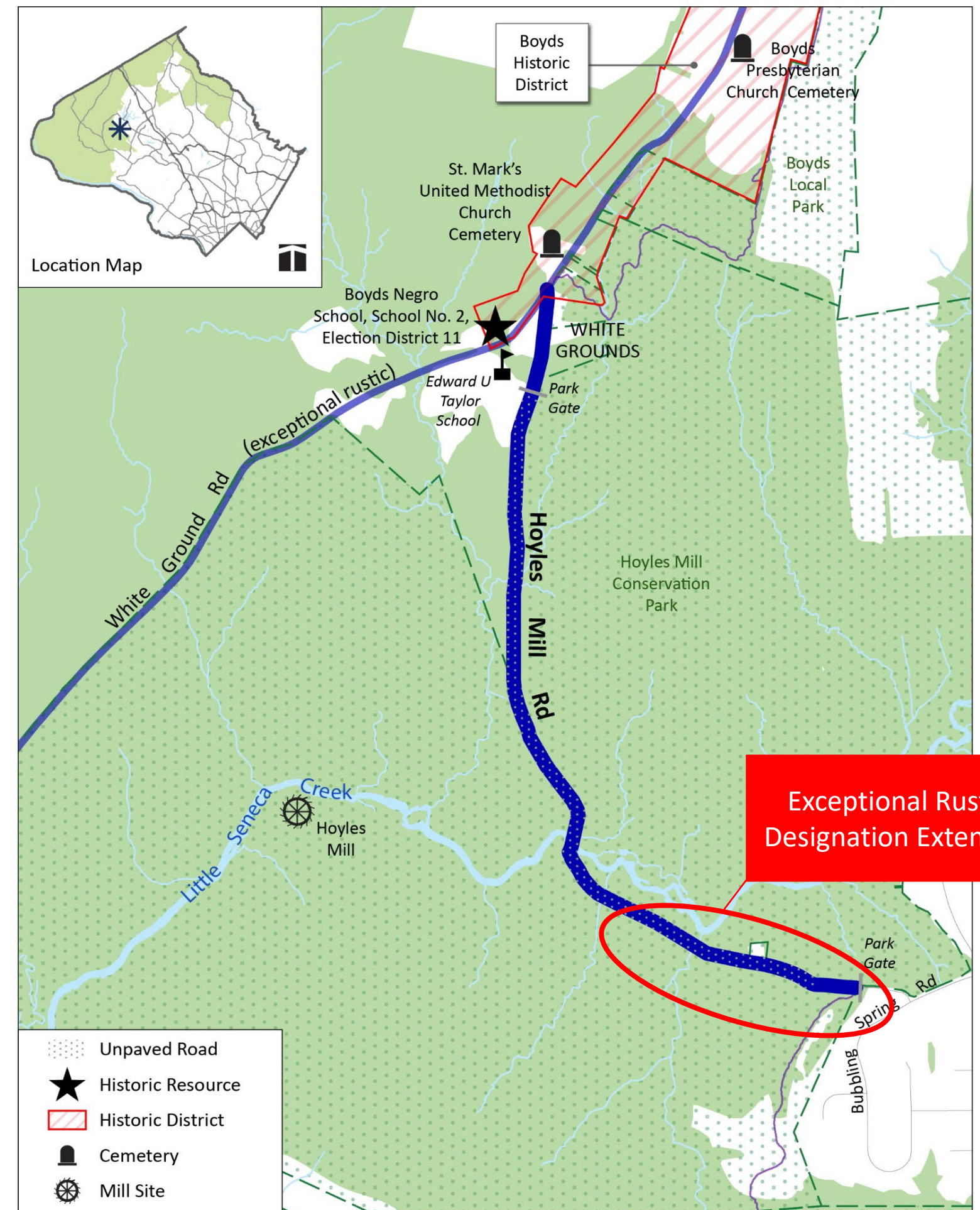
## 34 Roads

- Bentley Road
- Big Woods Road
- Black Rock Road
- Budd Road
- Burdette Lane
- Cattail Road
- Clopper Road
- Club Hollow Road
- Comus Road
- Edwards Ferry Road
- Elmer School Road
- Haines Road
- Hawkes Road
- Hipsley Mill Road
- Jerusalem Road
- Jonesville Road
- Kingsley Road
- Kingstead Road
- Meeting House Road
- Montevideo Road
- Moore Road
- Mount Nebo Road
- Mountain View Road
- Prices Distillery Road
- Purdum Road
- Rileys Lock Road
- Sugarland Lane
- Trundle Road
- Violettes Lock Road
- West Offutt Road
- West Willard Road
- Whites Ferry Road
- Whites Store Road
- Zion Road



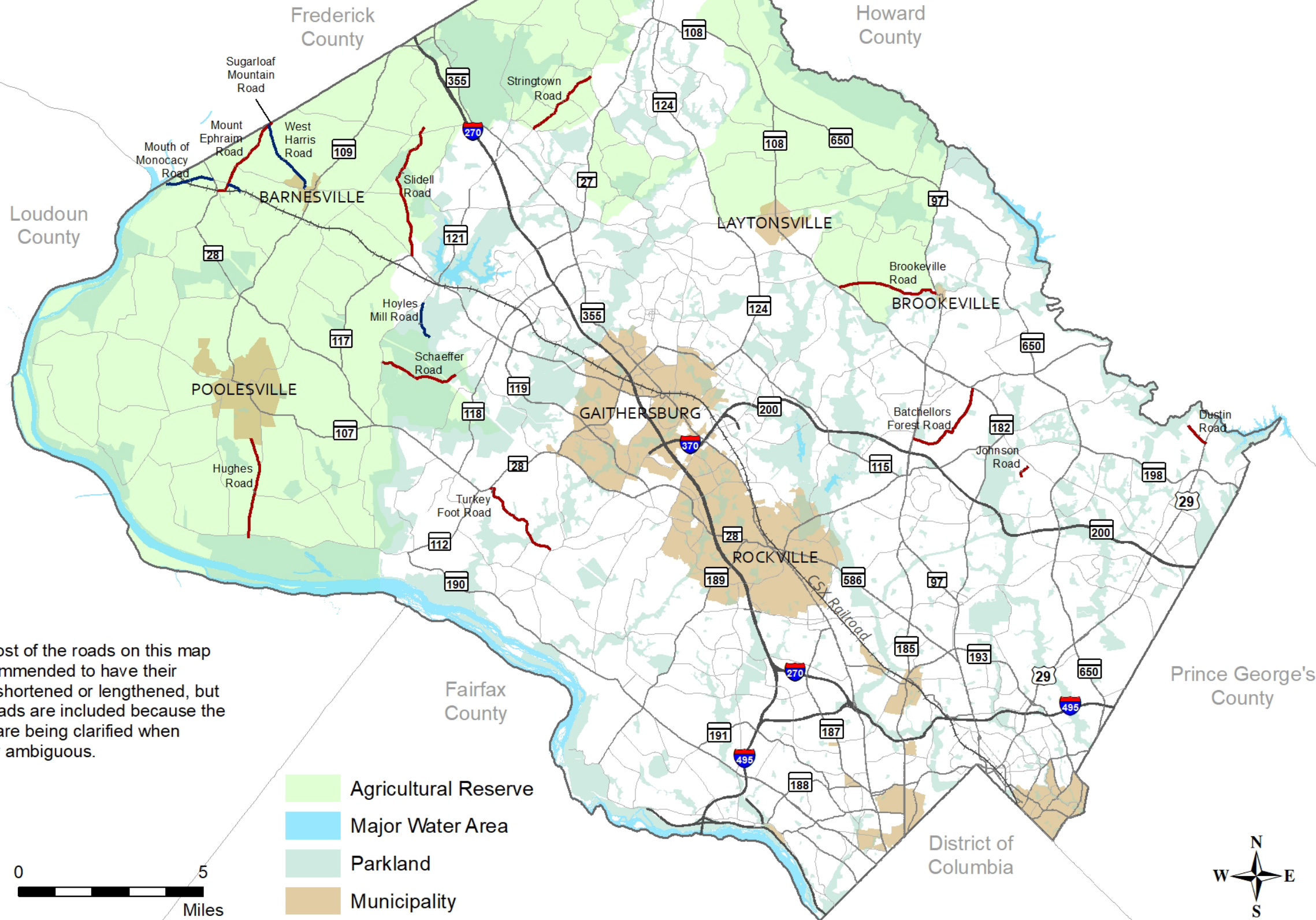
# Hoyles Mill Road

- Designated exceptional rustic in the 1996 *Rustic Roads Functional Master Plan*.
- Update eastern extent of the road.



# Rustic Roads with Updated Extents Recommended

- Exceptional Rustic Road
- Rustic Road



Note: Most of the roads on this map are recommended to have their extents shortened or lengthened, but some roads are included because the extents are being clarified when currently ambiguous.

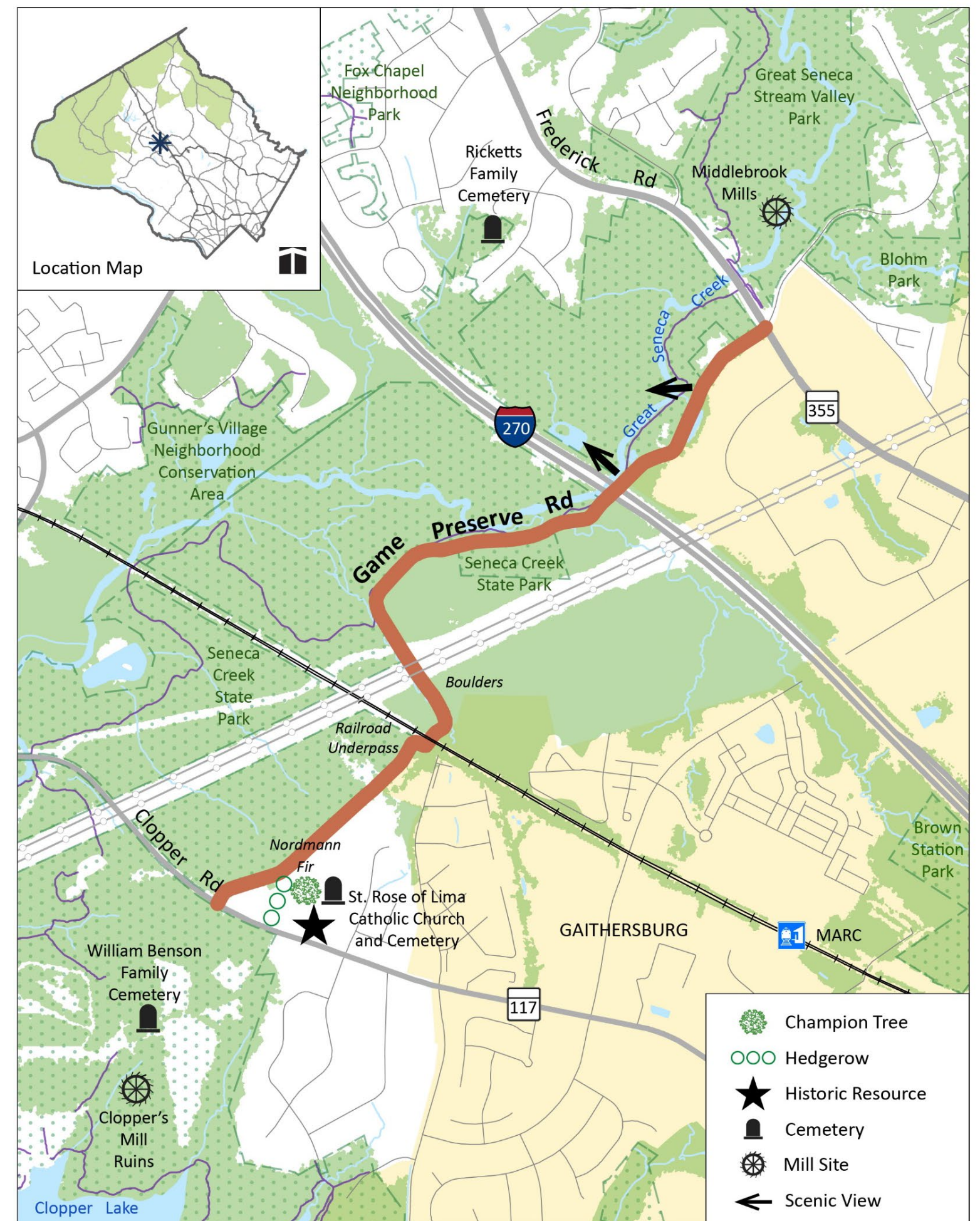
## 14 Roads

- Batchellors Forest Road (shorter)
- Brookeville Road (shorter)
- Dustin Road (shorter)
- Hoyles Mill Road (longer)
- Hughes Road (clarification)
- Johnson Road (clarification)
- Mount Ephraim Road (clarification)
- Mouth of Monocacy Road (longer)
- Schaeffer Road (shorter)
- Slidell Road (shorter)
- Stringtown Road (shorter)
- Sugarloaf Mountain Road (clarification)
- Turkey Foot Road (shorter)
- West Harris Road (clarification)



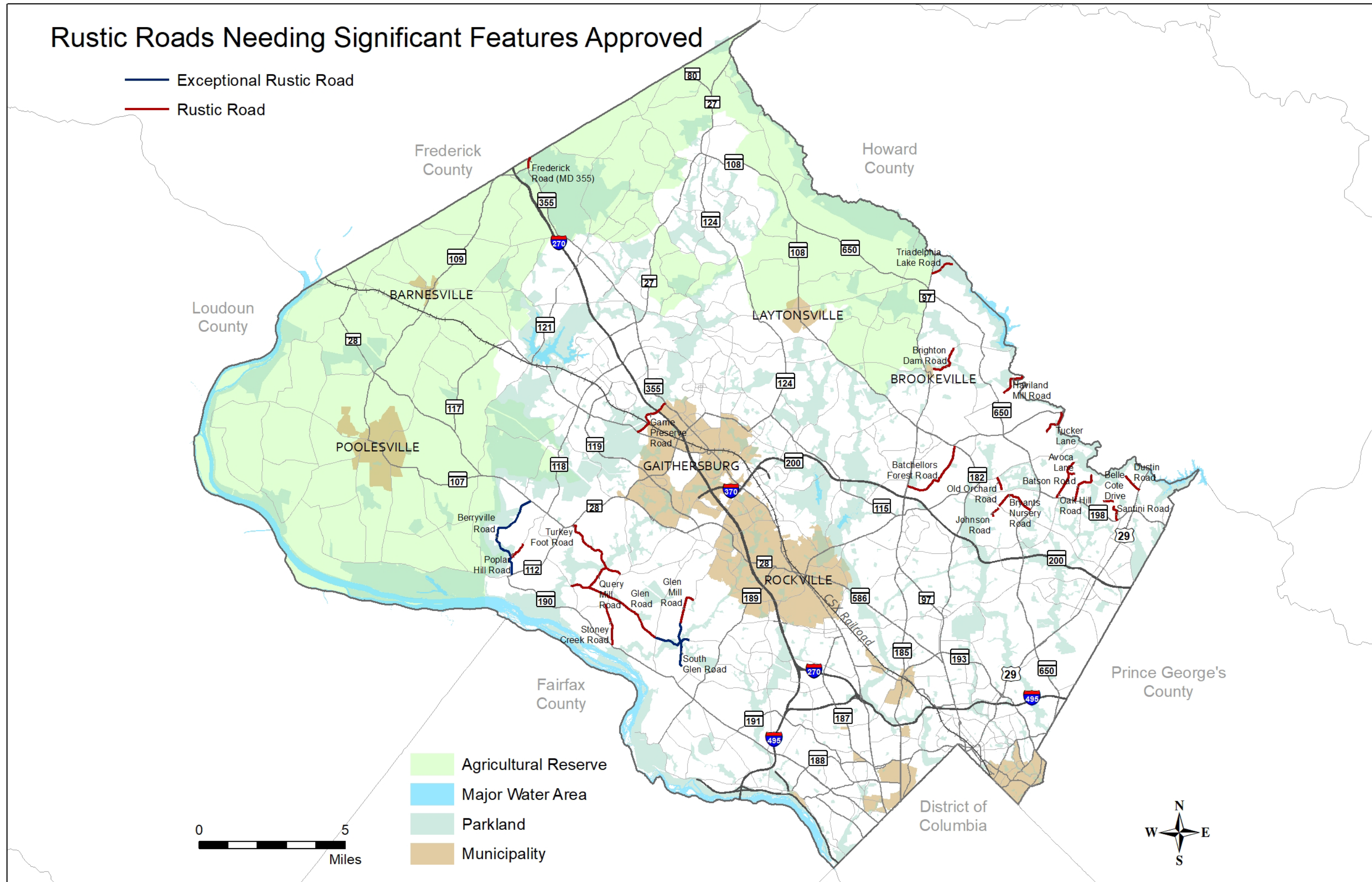
# Game Preserve Road

- Designated rustic in the 2010 *Great Seneca Science Corridor Master Plan*.
- Will need to approve entire road description.



# Rustic Roads Needing Significant Features Approved

- Exceptional Rustic Road
- Rustic Road



## 24 Roads

- Avoca Lane
- Batchellors Forest Road
- Batson Road
- Belle Cote Drive
- Berryville Road
- Brighton Dam Road
- Bryants Nursery Road
- Dustin Road
- Frederick Road (MD 355)
- Game Preserve Road
- Glen Mill Road
- Glen Road
- Haviland Mill Road
- Johnson Road
- Oak Hill Road
- Old Orchard Road
- Poplar Hill Road
- Query Mill Road
- Santini Road
- South Glen Road
- Stoney Creek Road
- Triadelphia Lake Road
- Tucker Lane
- Turkey Foot Road

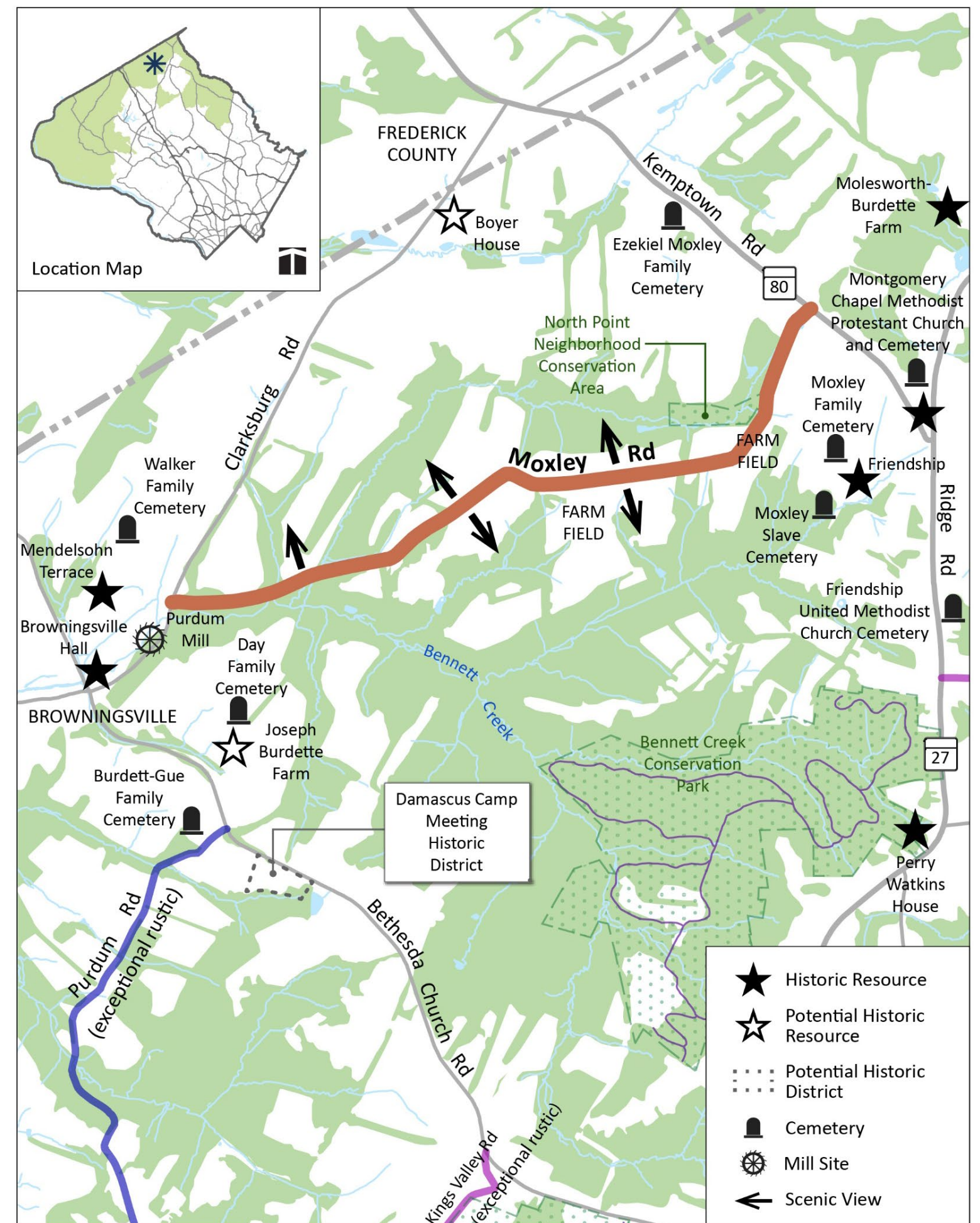


- Agricultural Reserve
- Major Water Area
- Parkland
- Municipality

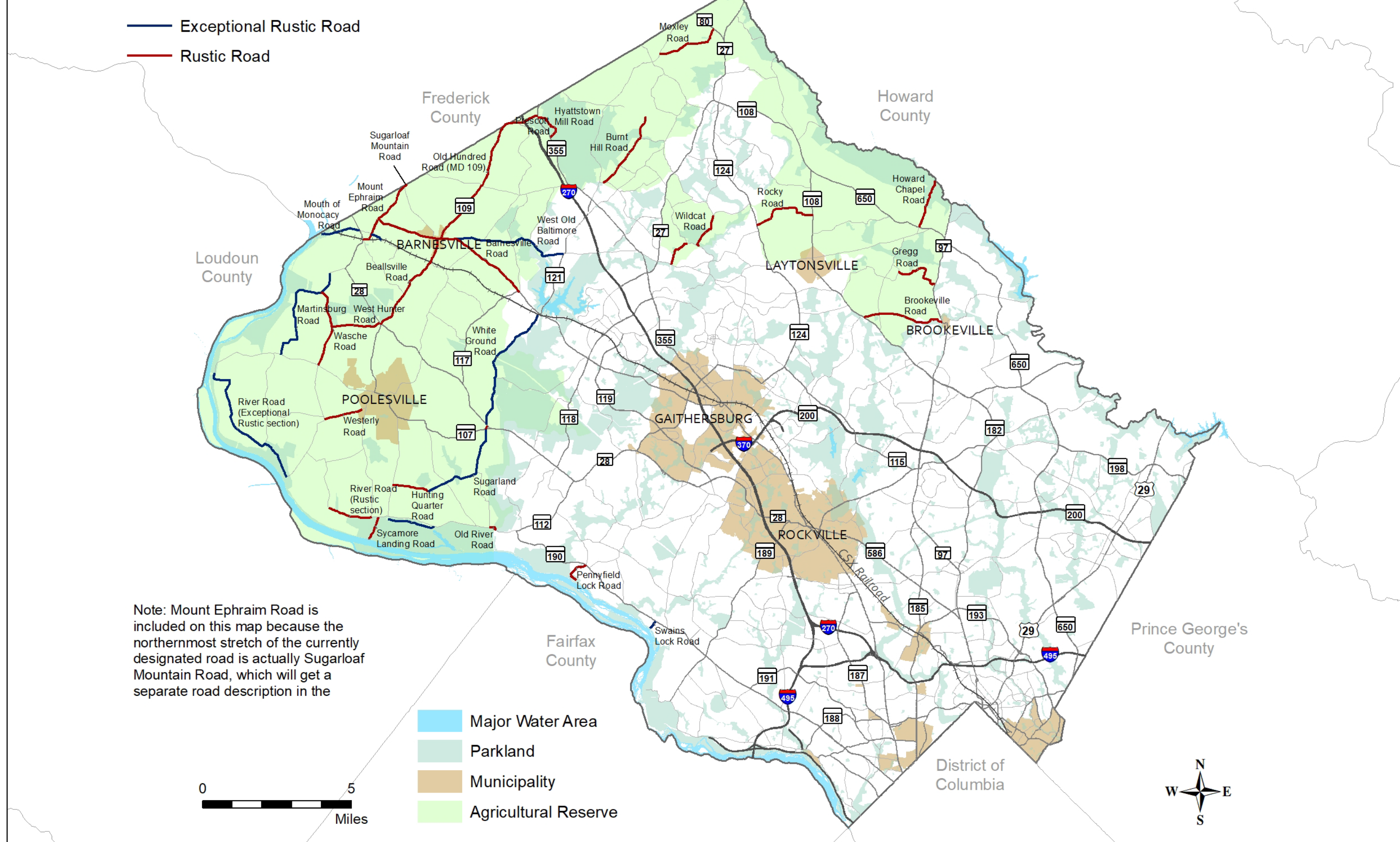


# Moxley Road

- Designated rustic in the 1996 *Rustic Roads Functional Master Plan*.
- Revise significant features.



# Rustic Roads with Recommended Changes to Significant Features

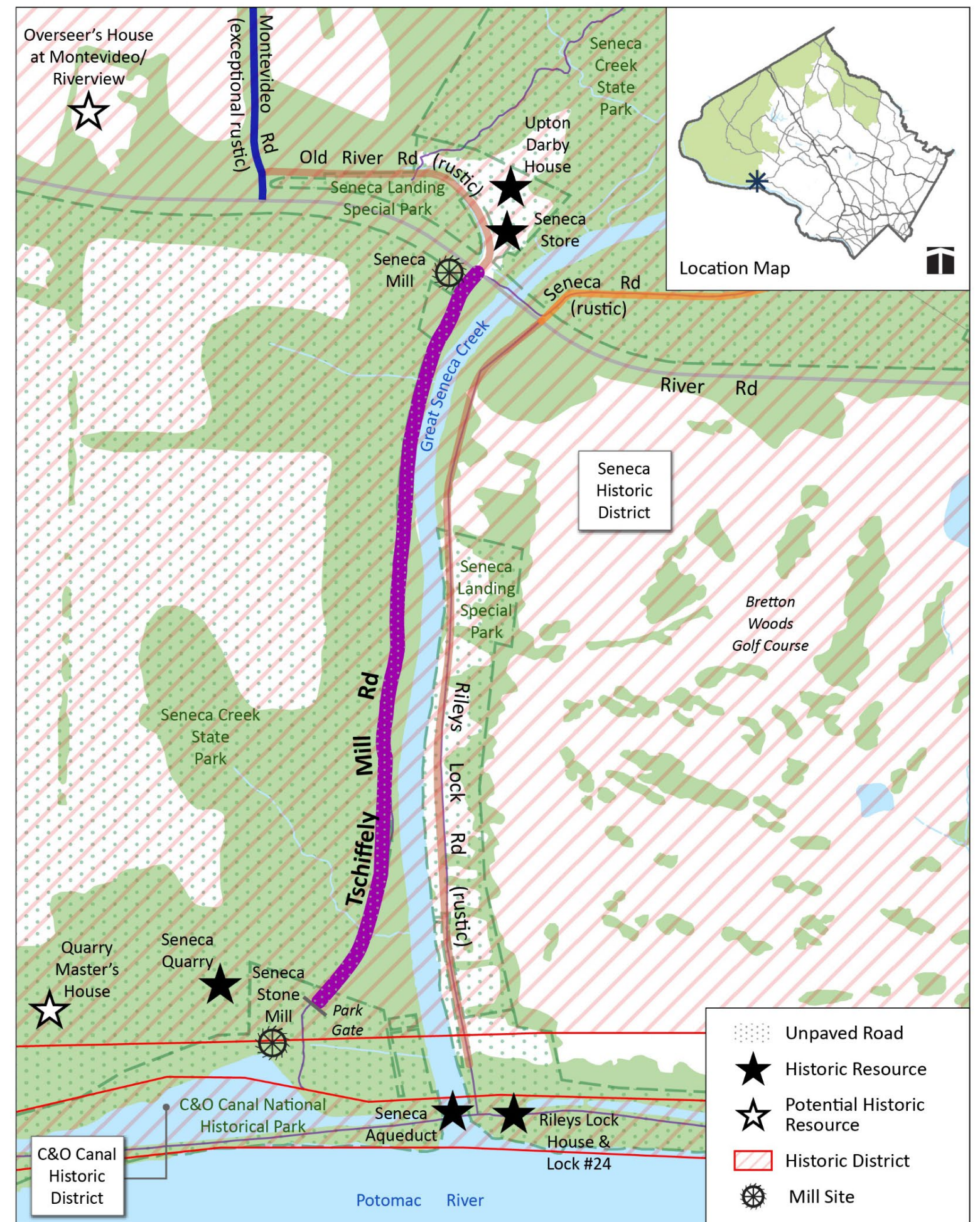


## 27 Roads

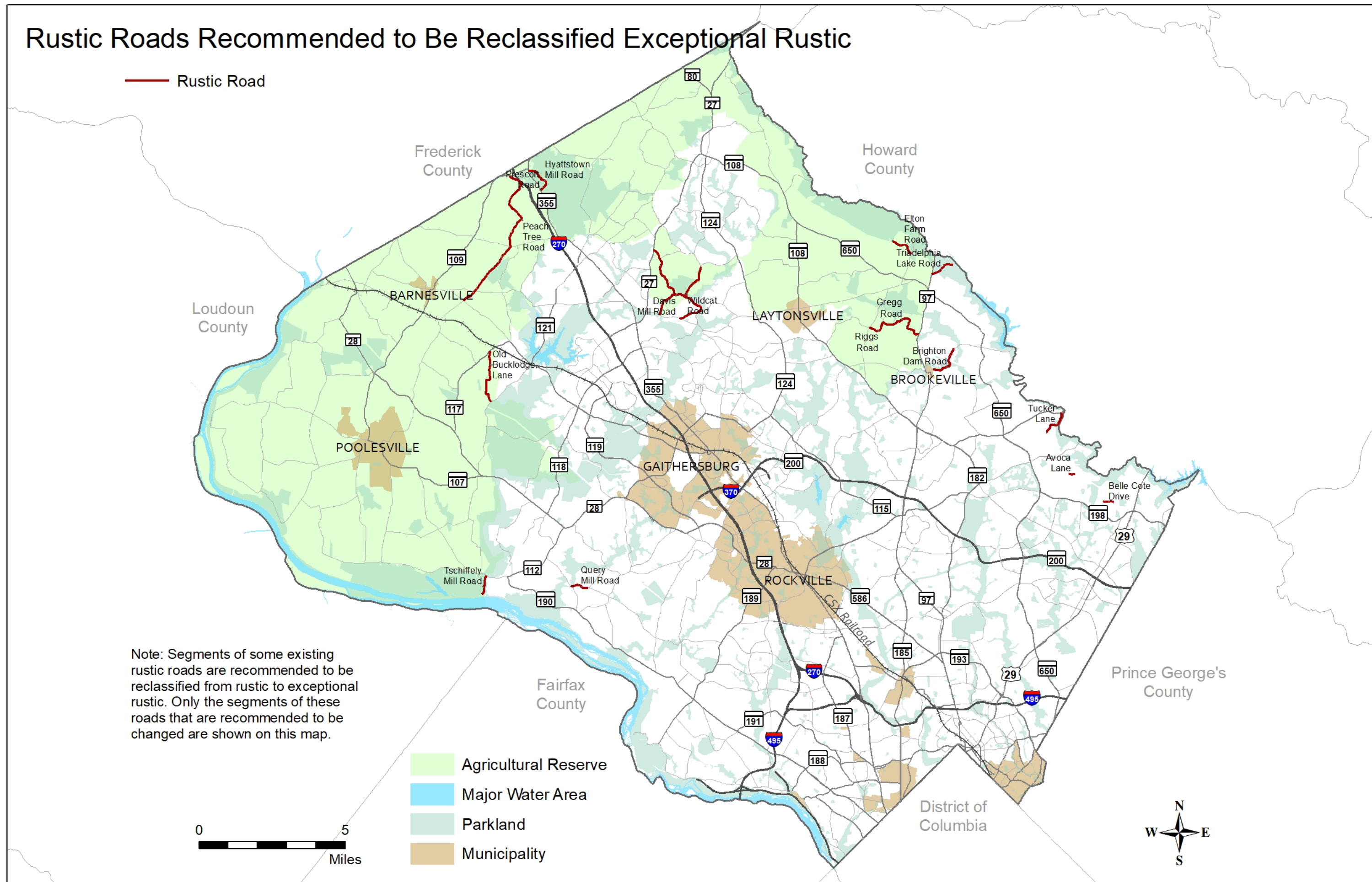
- Barnesville Road
- Beallsville Road
- Brookeville Road
- Burnt Hill Road
- Gregg Road
- Howard Chapel Road
- Hunting Quarter Road
- Hyattstown Mill Road
- Martinsburg Road
- Mouth of Monocacy Road
- Moxley Road
- Old Hundred Road (MD 109)
- Old River Road
- Pennyfield Lock Road
- Prescott Road
- River Road (exceptional segment)
- River Road (rustic segment)
- Rocky Road
- Sugarland Road
- Sugarloaf Mountain Road
- Swains Lock Road
- Sycamore Landing Road
- Wasche Road
- West Hunter Road
- West Old Baltimore Road
- Westerly Road
- White Ground Road
- Wildcat Road

# Tschiffely Mill Road

- Designated rustic in the 1996 *Rustic Roads Functional Master Plan*.
- Change designation to exceptional rustic.



# Rustic Roads Recommended to Be Reclassified Exceptional Rustic



## 17 Roads

- Avoca Lane
- Belle Cote Drive
- Brighton Dam Road
- Davis Mill Road
- Elton Farm Road
- Gregg Road
- Hunting Quarter Road (clarification)
- Hyattstown Mill Road
- Old Bucklodge Lane
- Peach Tree Road
- Prescott Road
- Query Mill Road
- Riggs Road
- Triadelphia Lake Road
- Tschiffely Mill Road
- Tucker Lane
- Wildcat Road

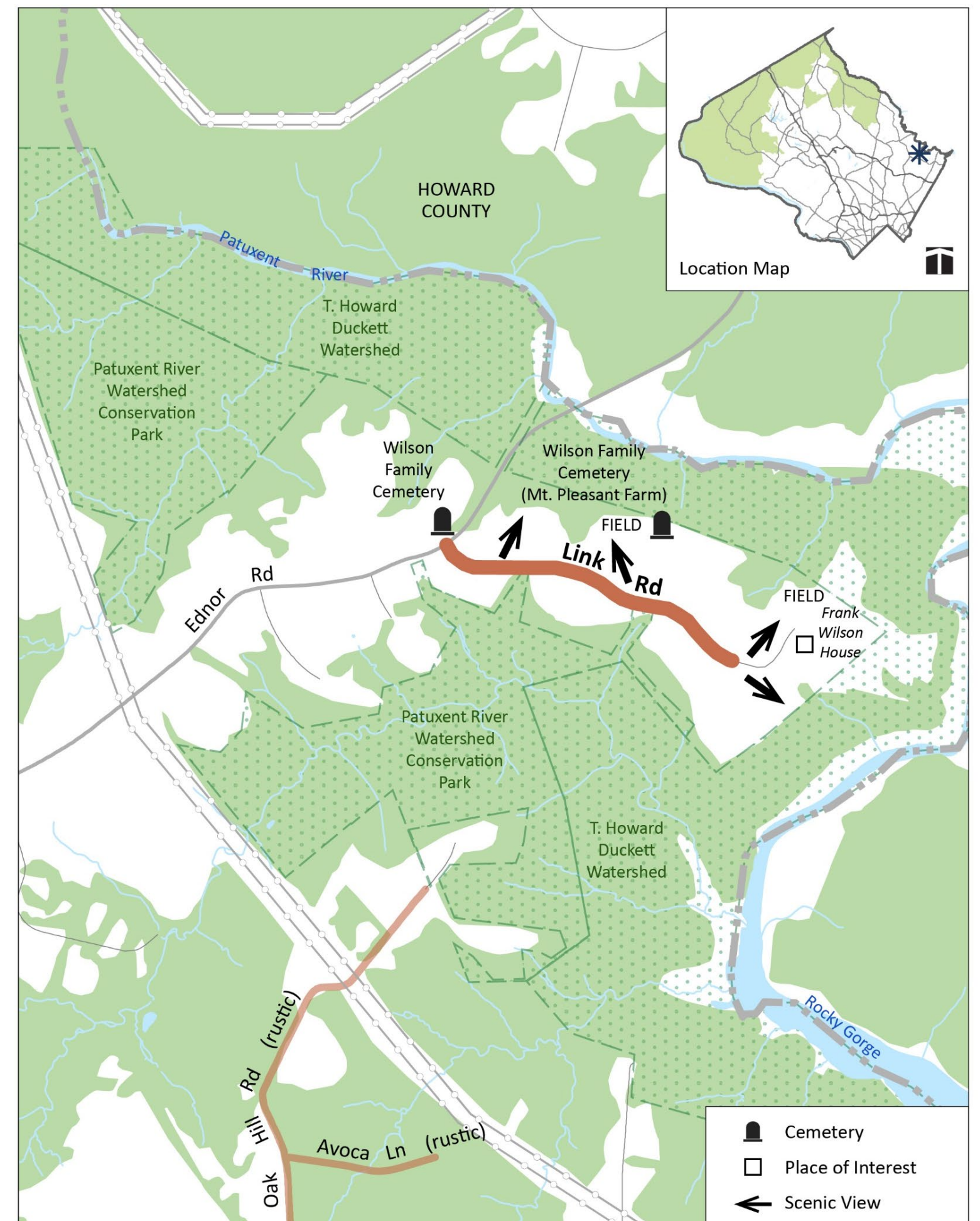


# Link Road

- Designated rustic in the 1997 *Cloverly Master Plan*.
- Remove Link Road from the program.

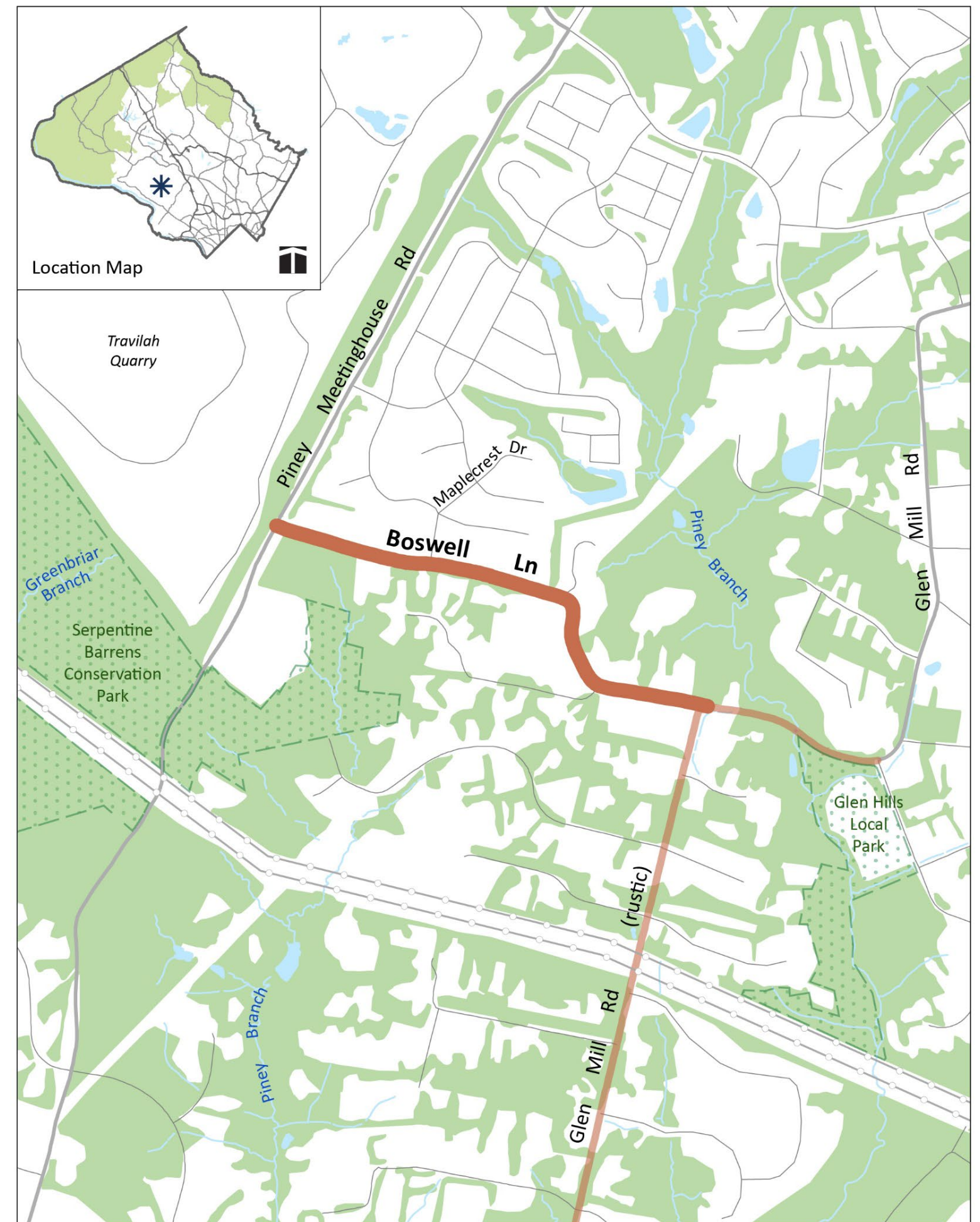


Image from Bing Maps

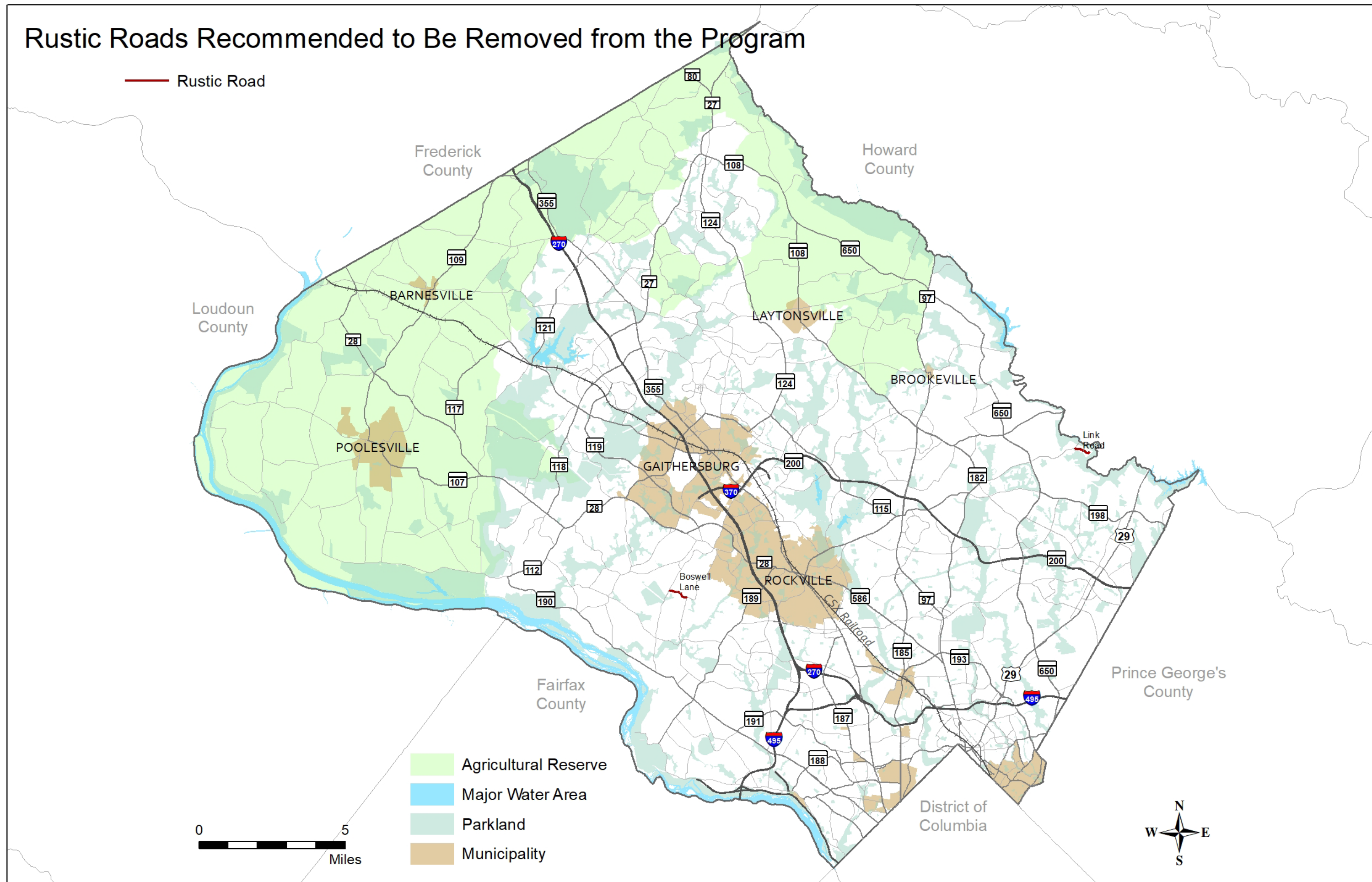


# Boswell Lane

- Designated rustic in the 2002 *Potomac Subregion Master Plan*.
- Remove Boswell Lane from the program.



# Rustic Roads Recommended to Be Removed from the Program



## 2 Roads

- Boswell Lane
- Link Road

(If roads remain in program, approve significant features.)

# Equity

- Staff reviewed each of the existing individual road profiles. Used National Park Service Guidance to updated language in the Plan.
- Where opportunity provided, highlighted the histories of underrepresented groups and communities in the histories of those road profiles that are being written as a part of this update.
- Considered adding roads to the program from communities established by formerly enslaved people and their descendants.

# Text Changes: Montevideo Road

## 1996 Plan:

“Montevideo is one of the finest examples of Federal style architecture in the County. Built c. 1830 by John Parke Custis Peter, offspring of the prominent Georgetown family ... The Overseer’s House was built for Montevideo. It displays fine workmanship of rough-cut Seneca sandstone laid in regular courses.”

## Updated text:

“Montevideo exemplifies Federal style architecture in the county. It was built c. 1830 by John Parke Custis Peter, a member of the Maryland House of Delegates, and first president of the county agricultural society. ... The Overseer’s House at Montevideo is a remnant of the slavery which underpinned these sites and the Peter family’s wealth. It is built of rough, cut Seneca sandstone laid in regular courses and incorporates a structure once home to people enslaved on the property.”



# Text Changes: Westerly Road

1996 Plan:

“Continuing westward there is a view of Stoney Castle, birthplace of Elijah Viers White, a Civil War military commander and local hero.”

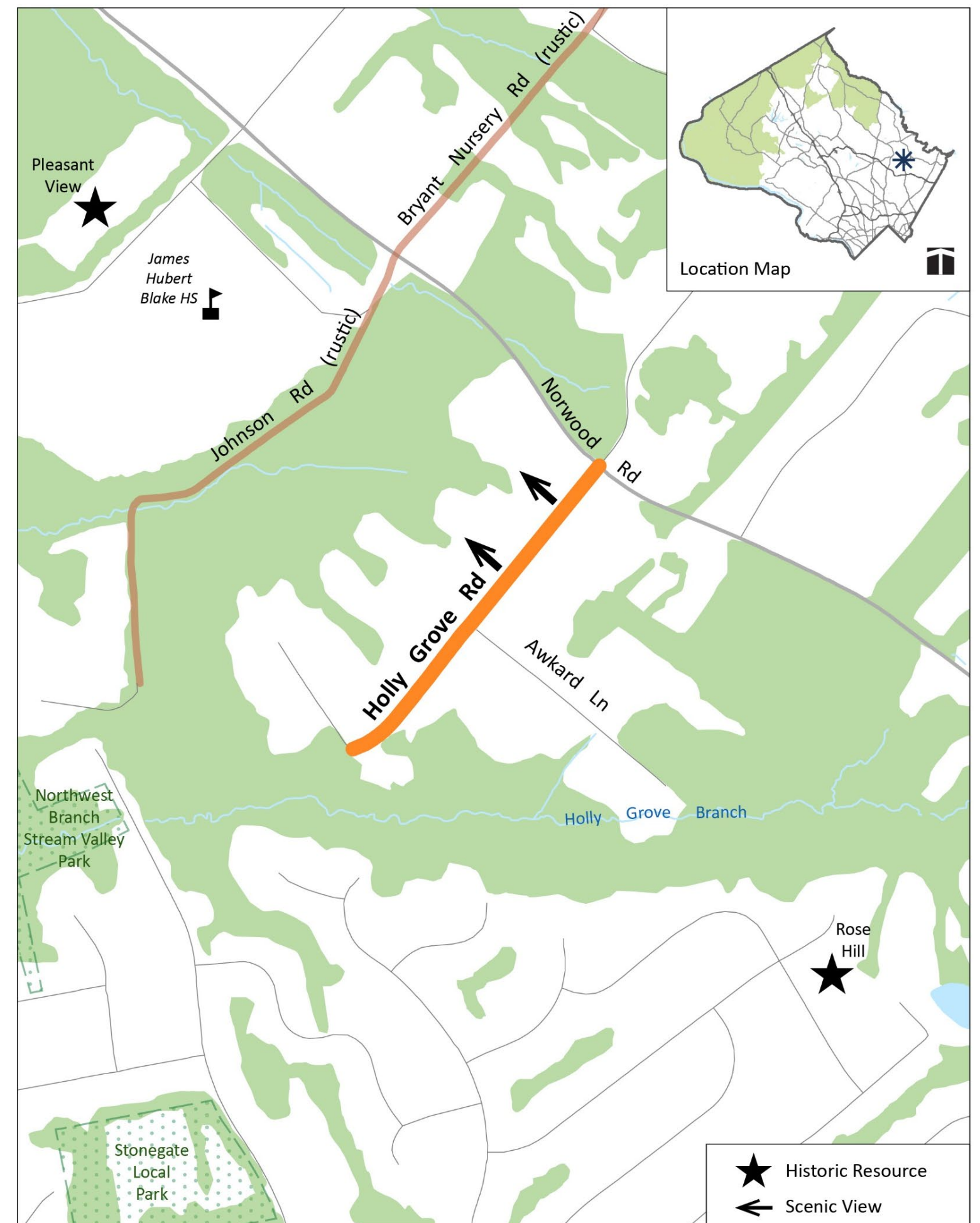
Updated text:

“Continuing westward past the wooded section, views open on both sides of road, with a pond just off the road to the right on the Stoney Castle property. ... Stoney Castle is the birthplace of Elijah Viers White, who fought for the Confederacy during the U.S. Civil War. The residence was owned by the White family from 1831 to 1949. In the 19th century, the property was also home to people enslaved by the White family.”



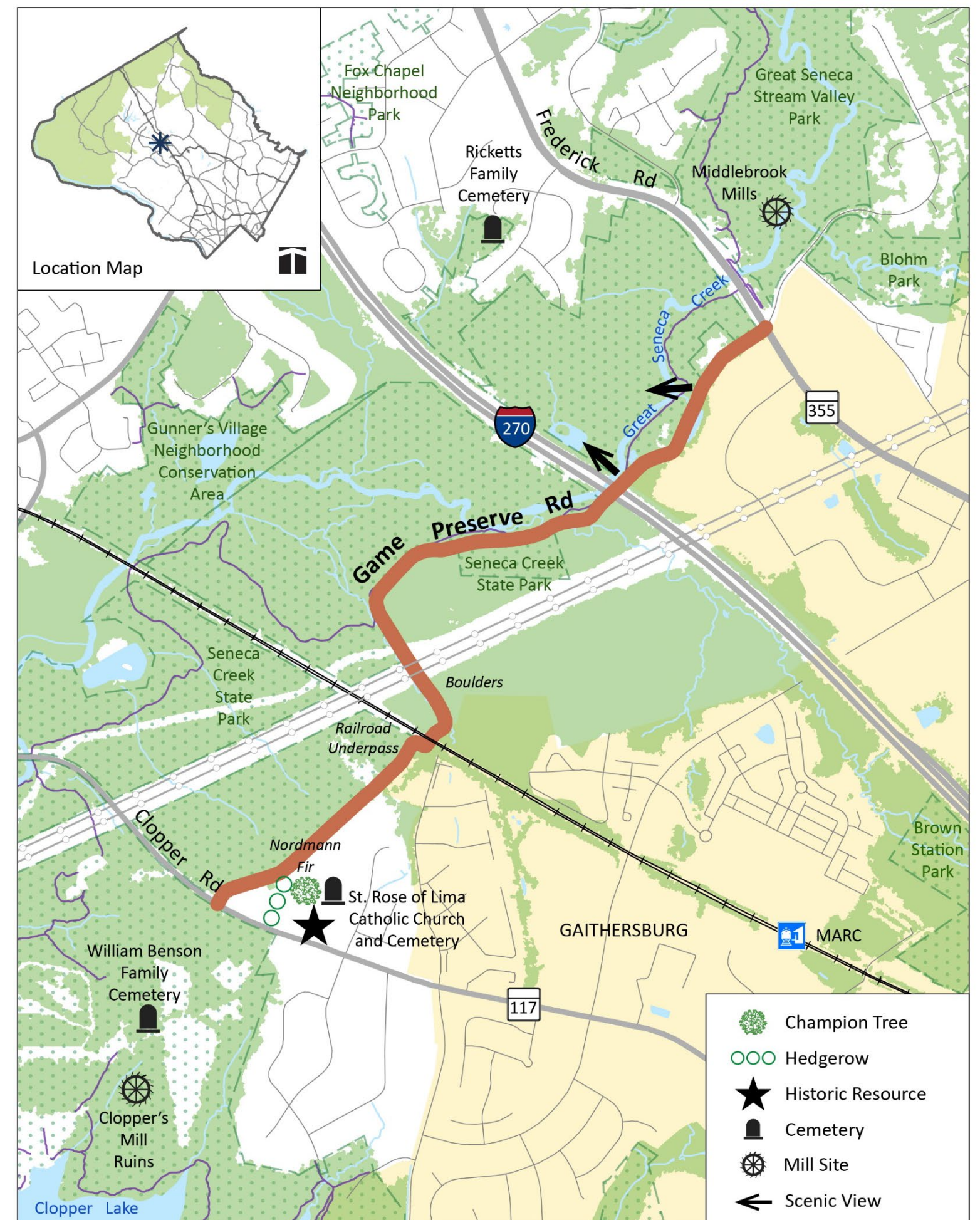
# Holly Grove Road

- A historic African American community grew along the road in the post-Civil War era.



# Game Preserve Road

- New road profile provided an opportunity to highlight the contribution of people like Emma Jane King, an early female game warden

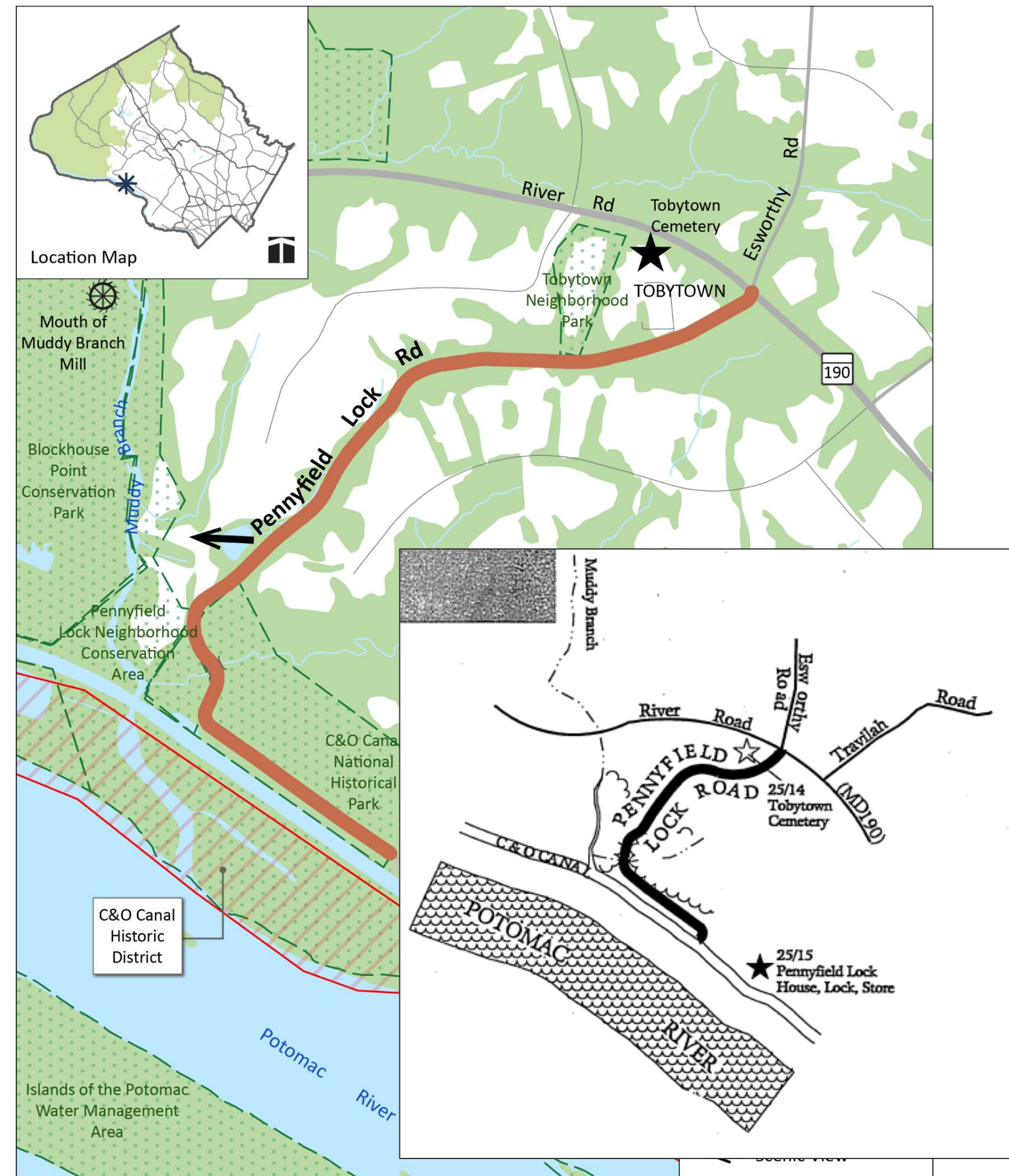




# Pennyfield Lock Road

- Updated profile including more information about historic community and founding members

*This cemetery is the burial site of the founders of the small African American kinship community known as Tobytown. William Davis, Ailsie Martin, and Emory Genus established Tobytown in 1875.*



# Outreach

## Previous Outreach

- MidCounty Citizens Advisory Board
- Upcounty Citizens Advisory Board
- Darnestown Civic Association
- Town of Brookeville
- Montgomery Parks
- Religious Land Use Working Group
- Montgomery County History Conference Presentation
- Postcard Mailing

## Ongoing Outreach

- Online Feedback Map
- Mailing List
- Rustic Roads Advisory Committee
- Montgomery County Department of Transportation
- Montgomery County Office of Agriculture
- Ag Community Meetings

# To Do

- Finish environmental sections for each road, including tree canopy analysis
- Complete crash history analysis
- Evaluate traffic counts
- Complete road profiles and individual road recommendations

# Contact Information

## Project Leads

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<https://montgomeryplanning.org/planning/transportation/highway-planning/rustic-roads/>

# Questions