

Montgomery County's Heritage

Visible reminders of Montgomery County's rich history are everywhere. Look beyond recent development and you will discover buildings from the Colonial and Federal periods, and from the agrarian, industrial and recent past. Individual landmarks and historic districts demonstrate how each generation leaves its mark on the built environment.



Construction began on the Hyatt House In the early 1800s. This Hyattstown building served as a hatel, store, and post office. Friends of Missaric Myattatown Collection. Taken as a whole, these landmarks create a historic landscape that includes:

- Archeological sites and mill ruins along the stream valleys;
- Farms, banks and meetinghouses associated with the Quaker heritage;
- Lock houses, aqueducts, mines, and quarries bordering the Potomac River and the C&O Canal;
- Farmhouses, spring houses, corn cribs, and slave quarters from the rural past;
- River fords and encampment sites of the Civil War:
- African-American communities;
- Early suburbs developed along the route of the B&O railroad;
- Small-scale commercial blocks and gas stations from the early automobile era;
- Major government complexes such as the Bethesda Naval Hospital and the National Institutes of Health;
- Postwar housing that shaped suburban development.

For information on county programs, contact:

Montgomery County Department of Park and Planning

Countywide Planning Division
Historic Preservation Section
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-563-3400
www.mc-mncppc.org

For permitting information, contact:

Department of Permitting Services 255 Rockville Pike Rockville, MD 20850 240-777-6370

www.co.mo.md.us/services/permitting



The Maughtin House in Boyds, photographed In 1866, Nantyamery Court, Historical Society.

For state and federal historic preservation programs, contact:

The Maryland Historical Trust
Department of Housing and Community Development
100 Community Place
Crownsville, MD 21032-2023
410-514-7600
www.dchd.state.md.us

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Montgomery County Department of Park and Planning, Countywide Planning Division, Historic Preservation Section

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Front cover: left to right, top to bottom: Fraley family at Flint Hill, c1890, Nontpenney County Mintanced Society: Gothic Dairy Barn at the Lawrence White Farm; House in Takoma Park Historic District: The Silver Theater, 1938, The Mitchell Wolfon, N. Collection. The Millyamina-Florida International University: Minum Geoca, Norsia: Schoolchilden at the Laving Charity Hall. Elijah Methodist Church in Poolesville, 1909, George McCaniel Collection. Montpenney County Mistarical Society: Brookeville Academy: Oliver Watkins Farmhouse: Bussard Farm bank barn, early 1900s. microc.



What is the County's program for heritage education?

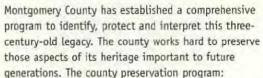
The HPC is charged with serving as a clearinghouse for information on historic preservation and with advancing preservation goals within the county.

Toward this end, the HPC and Historic Preservation Section staff undertake many education and outreach activities. The Commissioners and staff:

- Interpret the county's history for visitors through public programs at county-owned parks and properties, such as Woodlawn Manor, the Bussard Farm at the Agricultural History Farm Park, and Oakley Cabin. These programs are sometimes done with the help of Friends groups.
- Produce historic markers for designated properties in the county parks.
- Conduct public archaeology digs on county-owned land. Using school-age children, college students, and interested adults, the county's archaeologists

conduct Phase One testing of archeological sites.

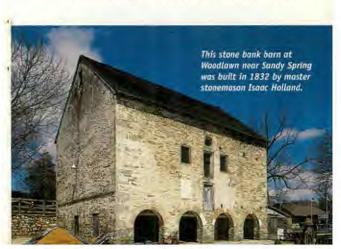
- Fund educational and interpretative projects identified by other organizations through grant programs. Selected projects are those that promote the county's heritage.
- Prepare a quarterly newsletter called The Preservationist, which is an informative look at preservation issues in the county.
- Maintain an informational website for the public.
- Provide a Geographic Information System (GIS) database of all Master Plan, Locational Atlas, and National Register sites in the county.
- Publish books on the planning history and the architecture of the county. Recent works have included Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland (2001) and Chevy Chase: A Home Suburb for the Nation's Capital (1998).
- Speak publicly on preservation and historical topics through lectures, slide shows, and participation on various panels.



- Provides accurate and thorough research on the history of the county and its historic resources;
- Supports good stewardship of recognized historic buildings and sites by providing tax credits to defray the cost of rehabilitation;
- Offers the expertise of professional staff that can work with property owners on rehabilitation plans;
- Administers a local grant fund for nonprofit organizations that undertake a variety of educational projects, such as publications, living history programs, and oral histories.

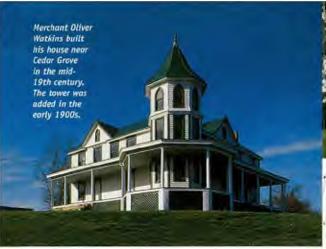
The hundreds of private property owners who preserve and maintain the county's historic buildings and sites are key to the countywide preservation program. In addition, private museums and non-profit organizations educate residents and tourists about the county's history, while family farms open their gates to schoolchildren to keep the county's agricultural heritage alive.

The nine members of the Historic Preservation
Commission (HPC) are leaders in the preservation
effort. Professional staff at the Montgomery County
Department of Park and Planning's Historic
Preservation Section supports the work of the HPC.
To date, the preservation program has succeeded in:





Children participate in archaeological digs sponsored by the Montgomery County Department of Park and Planning, Historic Preservation Section. ***NOTE.



- Identifying over 560 archaeological sites;
- Protecting over 2,400 buildings and sites by designation on the Master Plan for Historic Preservation;
- Establishing an easement program to protect open space and standing structures;
- Preserving numerous public properties for historic interpretation.

What is Montgomery County's historic preservation law?

Montgomery County's historic preservation program was established in 1979 by an ordinance, which is Chapter 24A of the Montgomery County Code. The ordinance requires that the county 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."

The ordinance established a nine-member volunteer Historic Preservation Commission (HPC) to oversee the preservation program. The HPC members are appointed by the County Executive for three-year terms and represent the fields of history, architecture, preservation, and urban design. The Historic Preservation Section staff includes architectural historians, architects, historians, planners, and archaeologists.

This Late Victorian house in the Takoma Park historic district was extensively restored by owners who took advantage of the county rehabilitation tax credit.

and repairing original siding, repointing brick or stone foundations or chimneys, restoring a documented feature that is currently missing, and repairing and maintaining outbuildings. The costs associated with new construction and interior work are not eligible. Work on approved projects must exceed \$1,000 in a given year and be performed by a licensed contractor.

The state also offers a generous income tax credit for approved work on "certified" historic properties. The Maryland Historical Trust reviews the projects. The state credit applies to exterior and/or interior structural or mechanical work, and does not cover the cost of new construction. Likewise, the federal government has tax credits for exterior and interior work on certified income-producing property.

How can easements help me?

The county has an easement program to preserve historic resources. A property owner may offer the county a preservation easement to protect or conserve interior or exterior features of a historic resource or open space. All easements are granted in perpetuity and are recorded by the grantor in the county land records. In return for donating an easement, a property owner can register a charitable donation with the IRS—typically a very beneficial tax tool. In some

cases, property assessments are also lowered after donation of an easement. Consult your accountant or tax attorney for more information on the benefits of donating an easement.



The Corby Estate/Strathmore Hall (1902; 1914) is a county-owned cultural arts center. Its exterior and interior are protected by a state easement. H-MCPPC.

If the HAWP is denied, the HPC provides the property owner with a written decision, which can be appealed to the Board of Appeals by any party "with standing" within 30 days.

A HAWP is **not** required for interior changes, ordinary maintenance, repair of exterior features (meaning retention of original materials), or selection of paint colors.



The Bussard farmhouse along Rock Creek is typical of center-gable, one-room deep farmhouses found throughout the county.

What if a proposed development affects historic properties?

The staff of the Historic Preservation Section is involved in reviewing subdivision plans, site plans, and development proposals to assess their impact on historical and archaeological resources. If cultural resources are located within development sites, steps are taken to protect those resources from adverse effects. Staff works closely with developers to make sure that the appropriate protective measures are taken.

What tax benefits are available for repairing historic property?

County tax benefits are available to encourage historic preservation and to offset the cost of repairing historic property. This applies only to sites that are designated on the Master Plan. The current program offers a county property tax credit of 10% of the cost of approved maintenance, exterior restoration, or preservation. Eligible work includes but is not limited to painting, repairing roofs or windows or replacing them in-kind if necessary, repairing architectural trim or ornament, uncovering

How does a property get designated as a historic site?

In 1976, the county undertook a survey to identify potential historic sites. The result was the *Locational Atlas and Index of Historic Sites*, an interim listing of potential historic resources. Sites listed on the *Atlas* are protected from demolition or "substantial alteration" by order of Chapter 24A, Section 10. Sites not initially identified on the *Atlas* can be added to it, if research shows that they have historic potential.

Sites from the Atlas are evaluated for designation on the Master Plan for Historic Preservation, the county's

official listing of protected resources. The evaluation is generally initiated during comprehensive planning for specific communities. Both individual sites and districts can be nominated to the Master Plan.



Woodlawn (c1800-25) reflects the Quaker presence in the Sandy Spring, Olney, and Ashton areas.

To qualify, the history, architecture, and significance of a structure or site must be documented on a form called the State Historic Sites Inventory Form (available from the Maryland Historical Trust).

Once a site has been reviewed, Historic Preservation Section staff provides the HPC with a recommendation on the matter of designation and a suggested "environmental setting" to protect the site. The HPC evaluates each proposed designation to see if it meets the county's criteria for preservation. If sites do not qualify for listing on the Master Plan, they can be removed from the Atlas.

If the HPC recommends designation to the Master Plan, it takes the form of an amendment to the Plan. The county's Planning Board and the Montgomery County Council must review it and agree before the amendment can be finalized. The County Executive also has the opportunity to comment prior to the County Council's hearing. Each reviewing body holds public hearings.



The Hyattstown
Mill (1918) is
a designated
historic site now
being leased
by M-NCPPC
to an arts
organization.

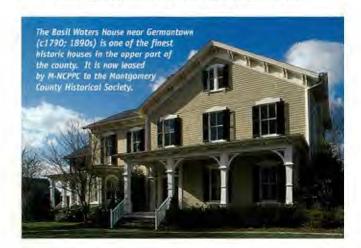
What is the difference between County designation and listing on the National Register of Historic Places?

A designated Master Plan site (either individually or within a district) is a local designation. This status is different from a property that is listed on the National Register of Historic Places. The Master Plan listing places a property owner under the jurisdiction of Chapter 24A of the County Code, and makes it eligible for county rehabilitation tax credits. A National Register listing filed with the National Park Service protects a property owner from the adverse effects of government projects that use state and/or federal licensing or funding. National Register listing also opens up the possibility of preferential tax treatment for "certified rehabilitations" at the state and federal level. Unlike a county listing, National Register listing does not require a private owner using private funds to seek approval for renovation, alteration, or even demolition,

How do I make changes to a County-designated historic property?

The HPC and the staff are available to help property owners make compatible changes to designated sites. For work on public or private properties listed on the Moster Plan, the County Code requires that a property owner obtain an Historic Area Work Permit (or HAWP) before the applicant files for a building permit. HAWPs are intended to encourage repair over reconstruction and to manage change. The County Code notes that HAWPs are required before "constructing, reconstructing, moving, relocating, demolishing or in any manner modifying, changing or altering the exterior features of any historic site or any historic resource located within any historic district." HAWPs also must be obtained when changing features within the environmental setting of an historic site or erecting fences and most signs.

Historic Area Work Permit Applications are obtained from the Department of Permitting Services in Rockville. Applicants are encouraged to consult the



Historic Preservation Section staff of the Montgomery County Department of Park and Planning early in their project to obtain guidance. The Historic Preservation Section staff reviews all HAWPS for compliance with Chapter 24A, along with any district-specific guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Members of the HPC hear each HAWP case no more than 45 days after filing. When the HPC approves the HAWP, the Department of Permitting Services issues a work permit. The entire process typically takes 3 weeks from date of filing to approval by the HPC.

Calendar

Through February 2005

Sundays, 12:30-4:30 PM 111 West Montgomery Exhibit: Brown vs Board of Education: Public School Integration in Montgomery County. Beall-Dawson House, Rockville. Tuesdays through School Integration in Montgomery County. Avenue, Rockville. Call 301-762-1492. montgomeryhistory.org

Manor Lane, Germantown. Call 301-762-1492 Exhibit at the Waters House in Germantown: Frippery: Finery in Dress. Wednesdays 2 PM-7 PM, Saturdays 10 AM-4 PM. 12535 Milestone montgomeryhistory.org

Through December

Traveling exhibit by Peerless Rockville on view Rockville's Road to Brown vs. Board of Education. in Rockville Library in Town Center.

Through January 2

with the last tour of the day at 3:15 PM. 111 West special hot spiced cider and homemade cookies. Montgomery Avenue, Rockville. Call 301-762-Tuesday through Sunday from 12 noon-4 PM Free to MCHS members (\$3 non-members). Holiday Tours - 1815 Beall-Dawson House decorated for the holidays. Tours end with 1492. montgomeryhistory.org.

1 & 15 HPC Meeting, 7:30 PM, MRO Call 301-563-3400, mncppc.org.

6 7th Annual Waters House Tree Lighting from hot cider, cookies, carol singing. Call 301-762-Germantown. Santa on a horse-drawn wagon, Crown Drive and Milestone Manor Drive in

11 & 12 Christmas on the Farm: Hayrides and Candlelight Tours of the Bussard Farmhouse

12 & 26 HPC Meeting, 7:30 PM, MRO Call 301-563-3400. mc-mncppc.org.

Montgomery County Historic Preservation Commission Silver Spring, MD 20910 8787 Georgia Avenue

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December 2004

Auditorium, 8787 Georgia Ave., Silver Spring.

the Waters House in Germantown. Sat. 10 AM-5 PM, Sun. 12 noon-7 PM. montgomeryhistory.org. 6 & 7 1st Annual Holiday Craft Boutique at

4:30 to 6 PM at the historic Waters House, Royal 1492 for information. montgomeryhistory.org

Muncaster Road, Derwood; noon to 8 PM. Call at the Agricultural History Farm Park, 18400 301-670-4661. montgomeryparksfnd.org

January 2005

Auditorium, 8787 Georgia Ave., Silver Spring.

Montgomery County Historic Preservation Commission

he Freservationist



County's heritage: The Archaeology Program! Archaeologist excavating at county historic site.

The Historic Preservation Commission and the Archaeology Program are

united in the essential goal of identifying, protectsymposium, Archaeology & the Civil War, held at torians and Friends of Oakley Cabin to interpret the two programs working together: on Emanci-Brookside Gardens Visitors Center in Wheaton, At many special historic events you will see Cabin in Brookeville, archaeologists joined hispation Day, celebrated along the Underground ing and interpreting our archaeological and hisarchaeologists and historians joined to present the interpretation of the physical reminders of Railroad Trail in Sandy Spring and at Oakley the Civil War Era including a variety of sites, torical sites throughout Montgomery County. our African American heritage. At a recent

> Montgomery County's birthday party. Page 2 Magical Montgomery

In This Issue:

County Underground

street fair. Page 2

Railroad sites added to national network

women, children, and tenant farmers of our comback to when Indians traveled the stream valleys along the shores of the Potomac, to even further not only supported by archaeology but is proved tions to the common, ordinary folks in the past, tribal names and language lost, only their stone ogy. Often the historical significance of a site is by archaeology. Archaeology is a foundation of history! Archaeology is key in making connectools and weapons giving us a marker that they Archaeology is both history and anthropolwhose lives were often overlooked: the slaves, in small bands, camping in rock shelters, their munity. Archaeology reaches back to the time before written record, to when Indians settled

Archaeology: A Partnership Historic Preservation & in Preserving the Past The Historic Preservation

were here. Archaeology is a time machine giving you direct contact to the people who shared our landscape hundreds to thousands of years ago.

Commission has a partner

in the challenging job of

preserving Montgomery

Underground Railroad features; and studying prechapter of the Archaeology Society of Maryland, from our past. Current research includes excavahistoric sites such as the excavation and analysis tion and analysis of Civil War Era/Underground Railroad sites such as a blockhouse, slave cabin, days", community symposiums, school outreach. archaeological resources through its public "dig tenant house, free black settlements and other the Archaeology Program has uncovered clues identification and registration of several other The Archaeology Program strives to bring our past alive and provide stewardship for our Working with Montgomery College students, internships and an active volunteer program. of a rock shelter along the Potomac and the high school archaeology clubs and the local prehistoric camps and quarries.

in the statewide celebration. Dowden's Ordinary French & Indian War and the Historic Preservain Clarksburg, where General Braddock and his tion and Archaeology Programs will participate ebration with public "dig days" at the site and a French & Indian War symposium to be held in Next year is the 250th Anniversary of the troops staved, will be a focal point of the cel-

Spring to the earthworks of Blockhouse House

Point in Potomac.

projects county-wide.

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HPC Grants fund

Page 2

from historic houses like Bloomfield in Sandy

mc.org, james.Sorensen@mncppc-mc.org or 301-840-5848. mc-mncppc.org/historic/archaeology/ Archaeology is history in your backyard—not just something to read about! Become involved. Contact Heather Bouslog or Jim Sorensen for more information: heather.bouslog@mncppc-

tion Historic Preserval

Children at HPC Booth at Magical Montgomery

County

Historic were enchanted this year by the new exhibit by County. Seven of the exhibits were on projects the Heritage Tourism Alliance of Montgomery Civil War reenactors from the Buffalo Soldiers participated in celebrating the 228th birthday HPC videos shown during the day in the video tent group. Also new this year was the display by Preservation Grants. In addition, two of the tent Commissioner Lee Burstyn, coordinator of Montgomery County September 6 at the Beall-Dawson House in Rockville. Visitors Eighteen county historical organizations that had been achieved with the help of were the products of HPC grants. In the Gwen Wright, planner Clare Cavicchi,

Magical Montgomery

commissioners to help preserve our county's

history.

Spring. This year there was a special display at our booth honoring the 25th Anniversary of the County, as well as an activity for children using with many other cultural and arts organizations the different techniques of construction typical The Historic Preservation Commission joined historic preservation program in Montgomery Rotenstein, Julia O'Malley, and Steve Breslin on October 9 for a grand street fair in Silver of historic buildings. Commissioners David greeted visitors to the booth.

Preservationist

Preservation Commission, 8787 Georgia Avenue, Silver Spring, MD 20910. Phone: 301-563-3400. Statements herein do not necessarily reflect the official policies of the designation, and regulation for purposes of protection, preservation, continued use, and enhancement of sites and structures of historical, archeological, architectural, or cultural value. Commission members are appointed by the Montgomery County Exercities and activities are appointed by the Montgomery County Commission. Created by the Historic Resources Preservation Ordinance (Chapter The Preservationist is the official publication of the Montgomery County Historic Executive and confirmed by the Montgomery County Council.

Commission

Nuray Anahtar, AIA Lee Burstyn Caroline Alderson David S. Rotenstein Julia O'Malley, Chair Jef Fuller, AIA, Vice Chair Steven Breslin, AIA Lynne B. Watkins Kimberly Prothro Williams Historic Preservation Coordinator Gwen Wright

Requests to be on the mailing list and content information

should be directed to the Commission.

tes Happy Birthday Montgomery News and

National Underground Railroad

Network to Freedom listings

Underground Railroad Experience Hike on the the Network—the site of the arrest of William Committee of Regional Coordinators accepted Rural Legacy Trail as a program. Both the site Network, be listed on the official website, and On September 15 the National Underground M-NCPPC's two applications for inclusion in Chaplin at Jesup Blair Park as a site; and the and the program will now be included in the Railroad Network to Freedom's National will be able to use the official logo. presented the work being done by the staff and and county archeologist Heather Bouslog

Blair Road. An interpretive sign will be placed at the site this spring when the renovation of Jesup attempting to help two slaves escape to freedom The site of the arrest of William Chaplin for on August 8, 1850, is on Georgia Avenue at Blair Park is completed.

terpreted to be used as a self-guided hike through The stone barn near the house will eventually be converted to a visitor center for the Montgomery The Underground Railroad Experience Hike County Underground Railroad/Quaker Heritage the experience of escaping on the Underground on the outskirts of a Quaker town settled in the Railroad. (see www.montgomerytrails.org) The on the Rural Legacy Trail is a 1.5-mile trail inwoods and fields that recreates, at least in part, 1720s and named for the spring, Sandy Spring. Sandy Spring, a spring that was used by farms trail begins at Woodlawn Manor (located at Norwood and Ednor Roads) and ends at the Cluster.

For National Underground Railroad Network to Freedom information visit www.cr.nps.gov/

Year 2005 Historic Preservation **Grants Awarded**

heritage resources, and promote the preservation non-capital projects and all of the projects must of historic structures. The funding is limited to grants to county non-profit groups for a variety of projects that will increase public awareness on October 27 to award \$30,000 in matching The Historic Preservation Commission voted of our county's history, protect our county's be completed before December 31, 2005. The Cabin John Citizens Association will be fabricating outdoor interpretive signage on the history of the cemetery at the historic Gibson Grove AME Church in Cabin John.

booklet. This coming year they will be producing Last year the Town of Glen Echo produced a very informative Walking Tour of Glen Echo a book on the history of Glen Echo.

native plant life in the lovely arboretum behind rehabilitation plan for the Stock Arboretum. For many years visitors have enjoyed the Historic Medley District will be creating a the John Poole House in Poolesville. The

receiving a grant to produce a pictorial map of the Montgomery County Agricultural Reserve for the upcoming 25th Anniversary of the Historic Medley District will also be

grant for interpretive signage in the Takoma Park Takoma Park and Historic Takoma is receiving a New signage is going up all over the City of Historic District that will be coordinated with the overall plan.

will oversee the curation and disposition of field archaeological excavation and analysis of the volunteers from the Rockville Senior Center. Dr. James Sorensen, MNCPPC archaeologist, Watts Site in Montgomery with help from Montgomery College will be doing an notes.

With more than 19 schools and 1,150 students Historical Society has sponsored the National History Day competition for High School and Junior High students in Montgomery County. participating, this has become quite a project. Since 1999, the Montgomery County

The March 2005 History Day will have the help of an HPC grant.

a grant for the 19th annual Historic Preservation Montgomery Preservation, Inc. was awarded Awards Reception to be held next spring.

War II neighborhood is one of five in the county Montgomery Preservation, Inc. also received outdoor historic district signs for the Hammond Wood Historic District. This unique post World a grant for the creation and installation of two neighborhood has been added to the National Modern architect Charles Goodman and the to have houses designed by the renowned Register of Historic Places.

The National Capital Trolley Museum was awarded a grant for two banner style exhibits, Irolleymen at Work. For two years Peerless Rockville has received project by expanding, diversifying and adapting sites and identifying additional sites. It will also the GIS database, continuing research on the HPC grants for the Rockville's Recent Past project. This year's grant will complete the include conducting oral histories.

historic burial grounds in Montgomery County, will be completed in 2005 with help from an Historic Takoma to inventory and analyze The project of Peerless Rockville and HPC grant.

and interpretation of the Forest Glen Seminary is phase one of a project that will probably take collections for future research and display. This grant in 1999 to help with the publication of a book on the National Park Seminary at Forest Glen. This grant will help with the archiving Save Our Seminary last received an HPC three years.