

CLARKSBURG  
I. 1-c-1 Historic Resources

**COMMUNITY WORKSHOP**

**ON**

**HISTORIC PRESERVATION ISSUES FOR LONG  
RANGE PLANNING**

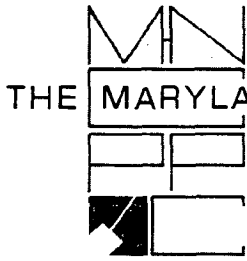
**MONTGOMERY COUNTY, MARYLAND**

**May/June 1992**



Hyattstown

File Capital



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 18, 1992

MEMORANDUM

TO: Urban Design and Community Planning Staff

FROM: Gwen Marcus, Historic Preservation Coordinator *GEM*

SUBJECT: M-NCPPC Staff Participation in Long-Range  
Historic Preservation Plans for Kensington,  
Boys, Clarksburg, and Hyattstown

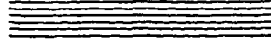
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Just a reminder about tomorrow's meeting on the development of long-range preservation plans for four historic districts in Montgomery County. Please plan to attend and provide input on planning and urban design issues in Kensington, Boys, Clarksburg and Hyattstown. A copy of the meeting agenda is attached.

Also, please bring along any pertinent maps of these areas which may help to facilitate the discussion.

In addition, please note that the meeting will take place in the auditorium, rather than the third floor conference room. It will still run from 3 p.m. to 5 p.m.

# TRACERIES

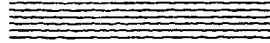


1606 TWENTIETH STREET, NW WASHINGTON, DC 20009 (202) 232-6870 FAX (202) 232-7106

**M-NCPPC LONG RANGE PLANS  
URBAN DESIGN, COMMUNITY PLANNING AND HISTORIC PRESERVATION PLANNING STAFFS  
DISCUSSION MEETING  
MAY 19, 1992  
3:00 - 5:00 PM**

- I. Introduction to the Project**
  - A. Physical Documentation of Historic Districts
  - B. Analysis of Character Defining Features of the Districts
  - C. Identification of Challenges to Historic Preservation
  - D. Development of Methodology for Evaluating Changes to the Historic Districts
  - E. Strategies for Preservation of Historic Architecture within the Context of Each Historic District.
  
- II. Introduction to the Consultants**
  - Traceries
  - Karr Associates
  - PMA Consulting Services
  
- III. The Historic Districts: Kensington, Boyds, Clarksburg, Hyattstown**
  
- IV. Project Strategy**
  - A. On-Site Study
  - B. Data Collection - IPS
  - C. M-NCPPC Staff Informational/Discussion Meetings
  - D. Community Workshops and Meetings
  - E. Analysis and Evaluation of Data, Community Input and Staff Comments
  - F. User-Friendly Reports
    - 1. Evaluation
    - 2. Recommendations
    - 3. Graphics
    - 4. Data
  
- V. Urban Design and Community Planning Input**
  - A. The Pros and Cons of these Historic Districts
  - B. Evaluation of this Strategy
  - C. Information and Visual Aids Available for these Historic Districts
  - D. Recommendations for Improving the Strategy
  
- VI. Conclusion**
  - Making Use of M-NCPPC Experience
  - Getting Out Into the Field
  - Producing Useful Products

# TRACERIES



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## M-NCPPC LONG RANGE PLANS


URBAN DESIGN, COMMUNITY PLANNING  
AND HISTORIC PRESERVATION  
PLANNING STAFFS DISCUSSION MEETING  
MAY 19, 1992

Figure 3

# LOCAL KENSINGTON HISTORIC DISTRICT

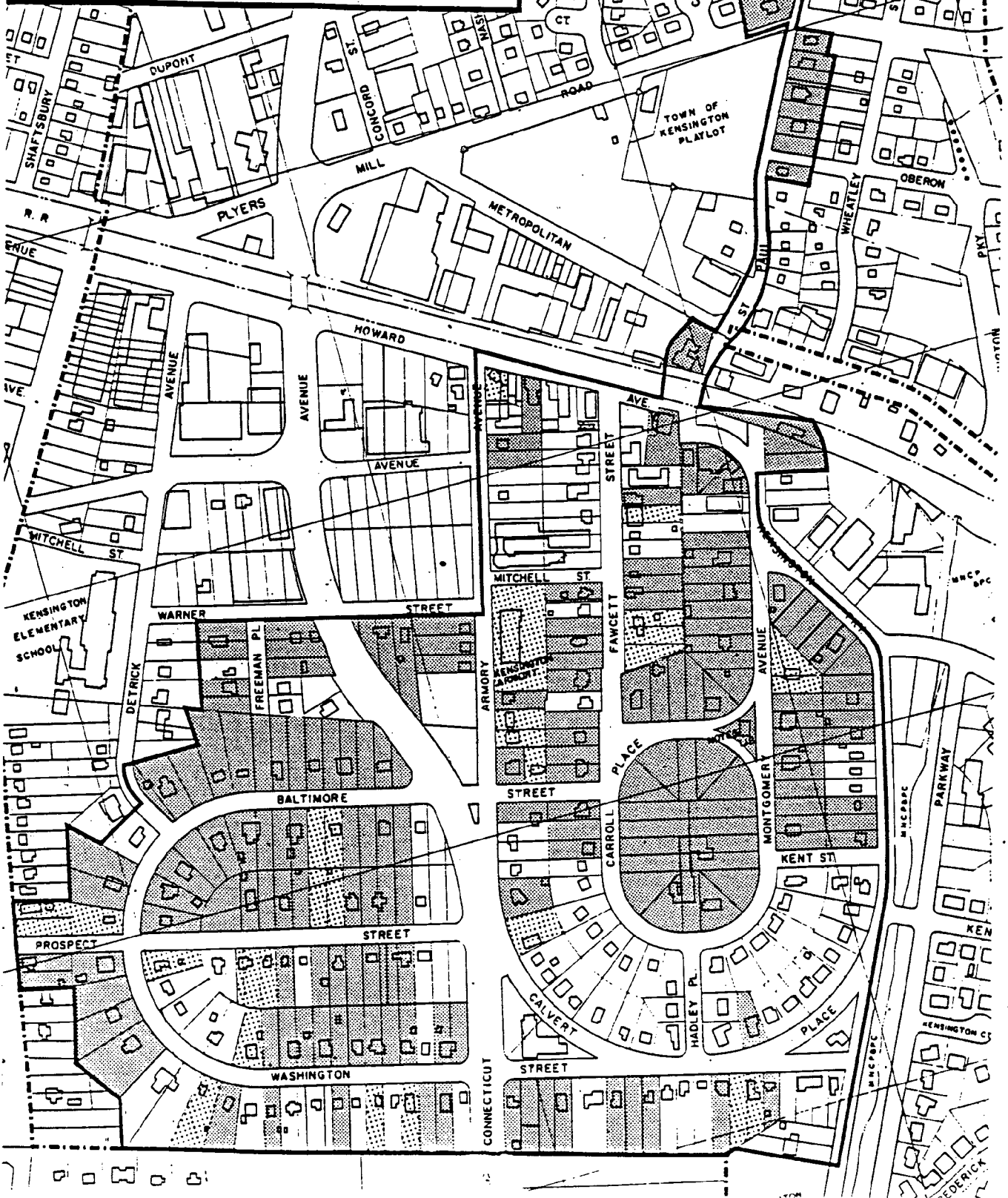
## Primary Resources:

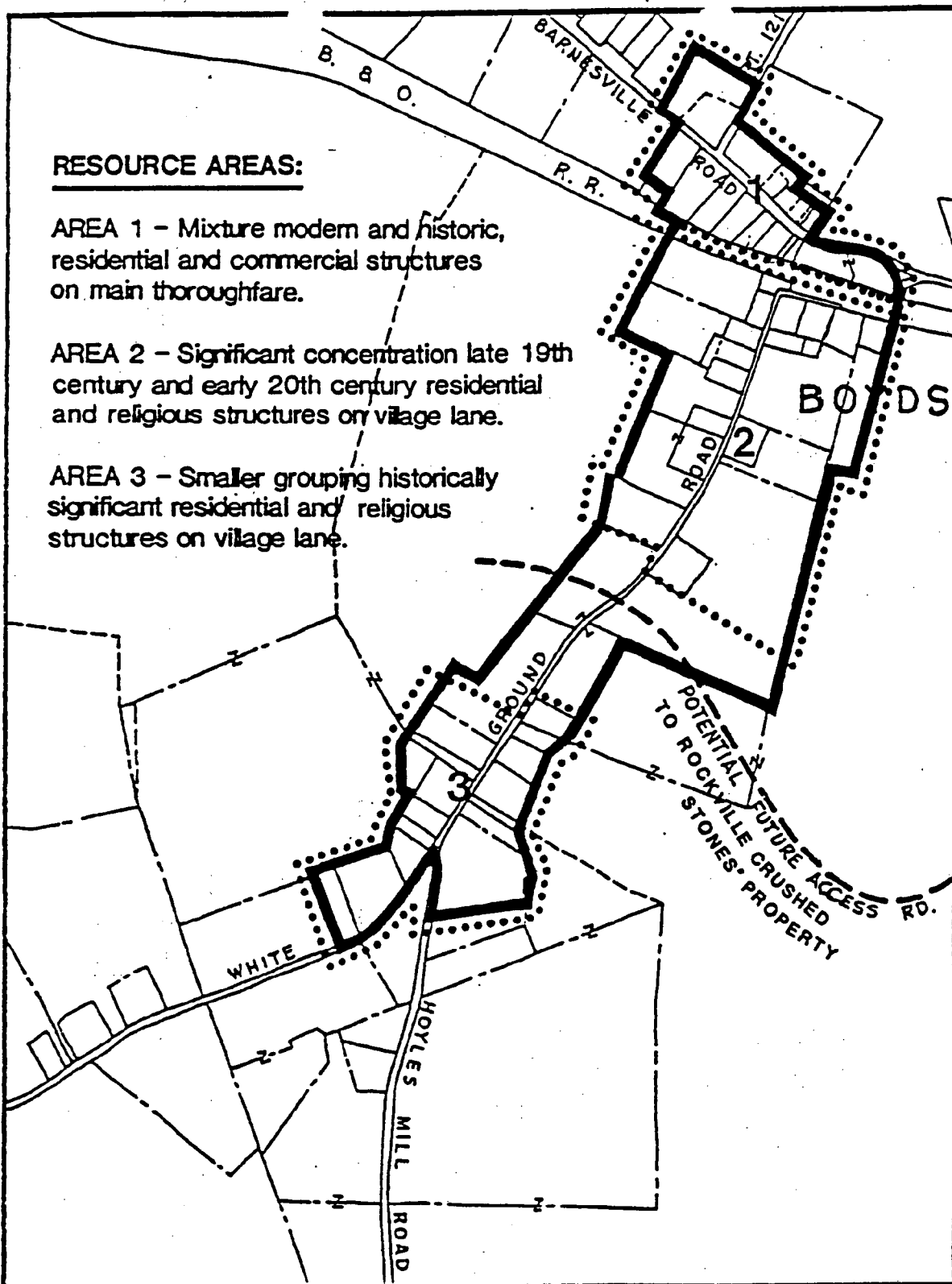
1880-1910 (Revival Styles) 

1910-1930 

Secondary Resources: 

Source: Montgomery County Historic Preservation Commission





**RESOURCE AREAS:**

AREA 1 - Mixture modern and historic, residential and commercial structures on main thoroughfare.

AREA 2 - Significant concentration late 19th century and early 20th century residential and religious structures on village lane.

AREA 3 - Smaller grouping historically significant residential and religious structures on village lane.

— NATIONAL REGISTER ELIGIBLE HISTORIC DISTRICT

... HISTORIC RESOURCE AREAS

SOURCE: M-NCPPC



MARCH 1984

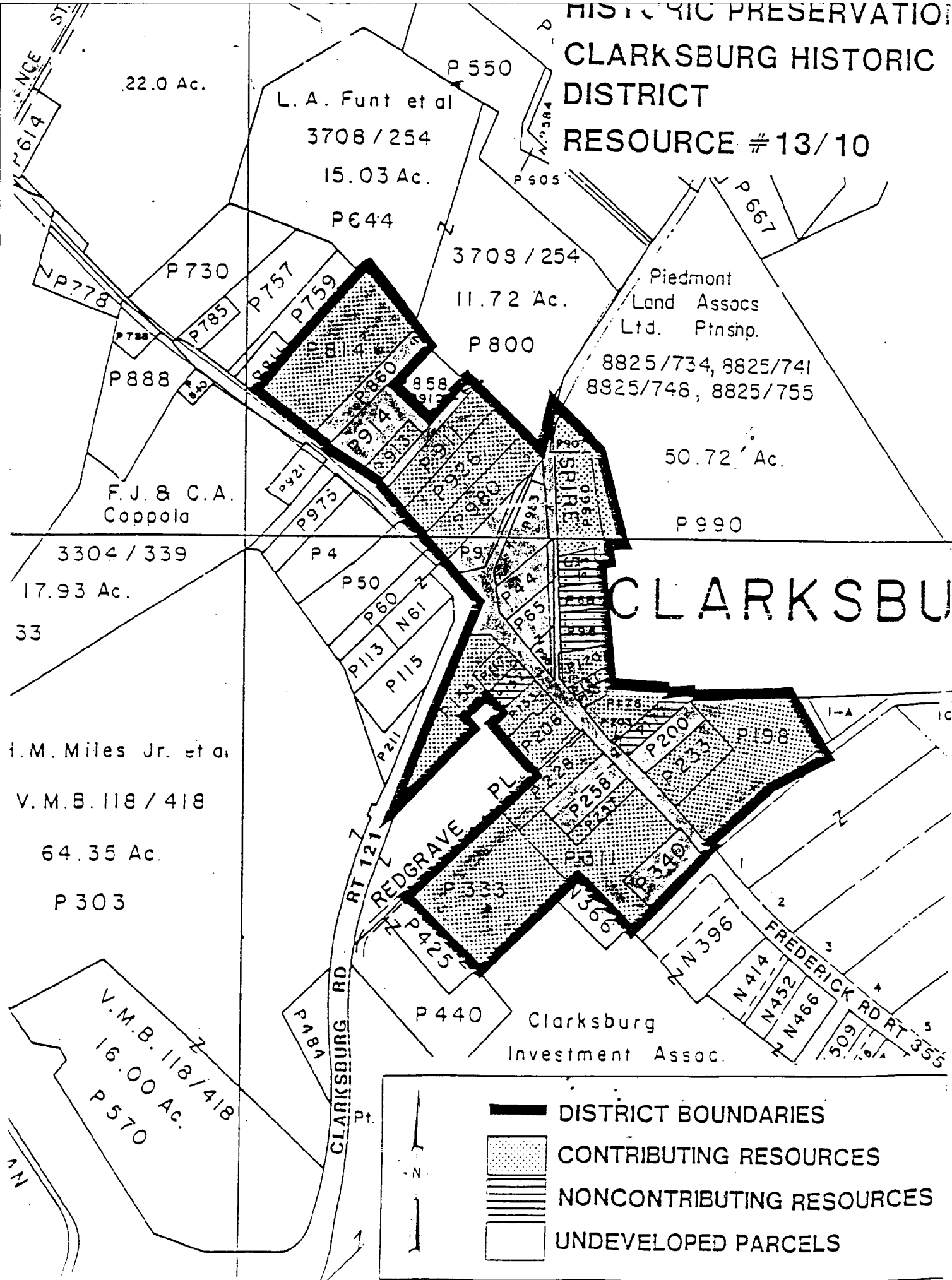
FINAL DRAFT AMENDMENT TO:  
THE BOYDS MASTER PLAN AND  
THE MASTER PLAN FOR HISTORIC PRESERVATION

2

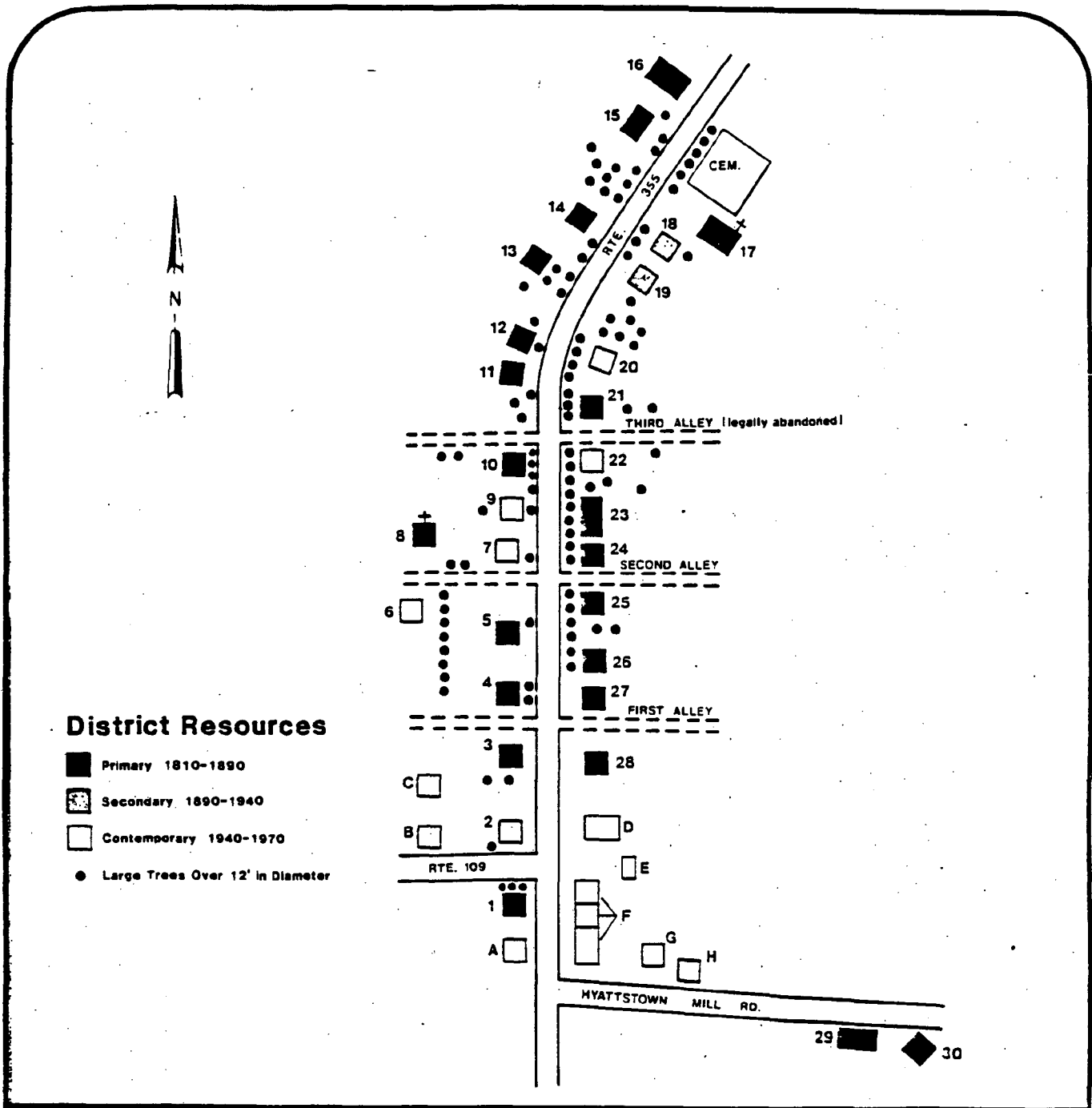




HISTORIC PRESERVATION  
 CLARKSBURG HISTORIC  
 DISTRICT  
 RESOURCE #13/10



DISTRICT BOUNDARIES  
 CONTRIBUTING RESOURCES  
 NONCONTRIBUTING RESOURCES  
 UNDEVELOPED PARCELS

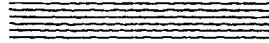


**HYATTSTOWN HISTORIC DISTRICT**

March 1987

**Fig. 2**

# TRACERIES



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**M-NCPPC LONG RANGE PLANS  
URBAN DESIGN, COMMUNITY PLANNING AND HISTORIC PRESERVATION PLANNING STAFFS  
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  - Producing Useful Products

## PROPOSAL NARRATIVE

### MONTGOMERY COUNTY, MARYLAND

Application for Certified Local Government Pass-Through Funds

FY 91

#### Development of Historic District Long-Range Plans, or "Visions"

##### 1. PROJECT GOALS

This project proposes to develop a long-range plan for a series of Montgomery County historic districts that have been designated on the Master Plan for Historic Preservation. There are currently 14 locally-designated historic districts in Montgomery County and this phase of the project would address four individual districts, includes ones that are located in both the rural and the more populated parts of the County.

These comprehensive plans will include an intensive level of survey and documentation work to provide a detailed physical description of the districts as they are today, will analyze and describe the character defining features of each district, will discuss challenges facing the districts, and will detail strategies for maintaining the character of the districts while allowing for appropriate growth and change.

The final product of this project will be a set of written documents - one for each district - that will address the issues described above. These plans will be used by the Montgomery County Historic Preservation Commission when considering changes within the districts, including subdivisions, exterior alterations, demolition requests, and new construction.

##### 2. METHODOLOGY

A 36-CFR-61 certified consultant will - utilizing existing research and intensive level physical survey and documentation materials gathered as necessary - develop a thorough overview of the districts.

There will be a significant public participation component of the project in terms of coordination with municipal/local/State officials, members of the public and residents of the historic districts, as well as the preservation community. This coordination will be implemented through a series of public meetings at which interested parties will be invited to provide input, and make comments and suggestions on the development of an appropriate methodology for evaluating changes to the districts.

### 3. RELATED PLANNING ACTIVITY

All work on these historic districts plans will be closely coordinated with Comprehensive Master Plan efforts that are ongoing in Montgomery County. There will be a high level of contact and coordination with Community Planning staff at the Maryland-National Capital Park and Planning Commission (M-NCPPC). The final documents produced by this project will be shared with the Community Planning staff at M-NCPPC and will be integrated into revisions to Area Master Plans as appropriate.

In addition, public meetings will be held throughout the course of the development of the plans. It is the goal of this project to create documents, which when finished, will be used by the Historic Preservation Commission, M-NCPPC, and the public as a "map" for future change in the districts.

### 4. HOW WILL THE RESULTS OF THE PROPOSED PROJECT BE INCORPORATED INTO THE COMMUNITY?

The finished plans will be distributed to the residents of the districts, municipal/local/State officials, the preservation community, and those considering new building or alterations within historic districts. They will be used by the HPC as a tool for evaluating the appropriateness of future changes to the districts. The value of these long-range plans to those who live in and build in historic districts will be immeasurable.

### 5. IS THE PROPOSAL PART OF A MULTI-PHASE PROJECT?

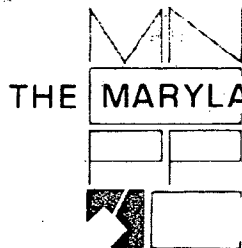
It is anticipated that similar plans will be developed for the County's other historic districts.

## ABSTRACT OF PROPOSED PROJECT

### Development of Historic District Long-Range Plans or "Visions"

The project proposes to develop a series of comprehensive plans for designated historic districts in Montgomery County. These individualized plans will include an intensive level of survey and documentation work to provide a detailed physical description of the districts as they are today, will analyze and describe the character defining features of each district, will discuss challenges facing the districts, and will detail strategies for maintaining the character of the districts while allowing for appropriate growth and change. The public will gain additional information and awareness on the special characteristics of Montgomery County's historic districts which are worth preserving, and the plans will address how the visual impact of new construction and alteration can be minimized through the use of accepted aesthetic principles in preservation, architecture and landscape architecture. The final product of this project will be a set of written documents - one for each district - that will address the issues described above.

~~John~~ - FYI  
Gene



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 5, 1990

Robert Hubbard  
Construction Codes Enforcement  
Montgomery County Department of  
Environmental Protection  
250 Hungerford Drive  
Rockville, MD 20850

Dear Mr. Hubbard,

On June 26, 1990, the Montgomery County Council took action on two amendments to the Master Plan for Historic Preservation. These amendments serve to add one historic district in Clarksburg and one individual historic site in Wheaton to the Master Plan, thus bringing them under the jurisdiction of the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code. In addition, one individual resource in Wheaton was removed from the Locational Atlas.

I am writing to ask your assistance in updating the Department of Environmental Protection's records on historic sites in Montgomery County to reflect the County Council's recent actions.

The properties included in the newly-designated Clarksburg Historic District are as follows:

- 23200 Stringtown Road
- 23310 Frederick Road
- 23311 Frederick Road (In this case, the Council designated the land only and said that the house on the property may be demolished. However, any new construction on the land would have to be reviewed by the HPC.)
- 23314 Frederick Road
- 23321 Frederick Road (U.S. Post Office)
- 23329 Frederick Road
- 23330 Frederick Road
- 13530 Redgrave Place (This is the Clarksburg School, owned by the Board of Education. It has been on the Master Plan as an individual site since 1979 and is now also part of the district.)
- 23335 Frederick Road
- 23340 Frederick Road
- 23341 Frederick Road
- 23345 Frederick Road

23346 Frederick Road

23356 Frederick Road (The tax records list this premise address for this house; however, the owner has referred to the property as 23350 Frederick Road in her letters to us.)

23360 Frederick Road

23362 Frederick Road (This house was the subject of an application for a demolition permit - #8912220051. Because the Council designated this structure as part of the historic district, the demolition permit should not be issued. If the owner wishes to file for an permit to demolish or repair the structure, it should be treated as a Historic Area Work Permit. Our previous correspondence to you on this property is attached for your information.)

23411 Spire Street

23415 Spire Street

23419 Spire Street

23425 Spire Street

23401 Frederick Road

23407 Frederick Road

23415 Frederick Road

23421 Frederick Road

23515 Frederick Road

P 340

P 258

P 200

P 203

P 98

P 65

P 44

P 983

P 9

P 912

P 914

P 860

P 121

P 907

VACANT PARCELS

The second amendment approved by the Council on June 26th involved historic resources within the Wheaton Central Business District. The Council approved the designation of one historic site in the Wheaton CBD - the WTOP Transmitter Building. Although the WTOP Transmitter Building was not identified on the original Locational Atlas and Index of Historic Sites, it was added to the Atlas by an action of the Montgomery County Planning Board on November 28, 1989.

The address of this newly-designated structure is 2021 University Boulevard - although the tax records show an address for this property of 2115 University Boulevard. You may need to include both addresses in your records. The environmental setting for this property is delineated as a 1.4 acre area surrounding the building. If you need a map of this setting, please let me know.



It is also important to note that this property is a non-conforming use within its current zone. Any request for a permit to structurally alter or expand the building would require an application for a Special Exception.

In addition to designating the WTOP Transmitter Building on the Master Plan, the Council also removed a resource from the Locational Atlas. The resource deleted from the Atlas and from further protection under the Historic Preservation Ordinance is the Brick School located at 1920 University Boulevard.

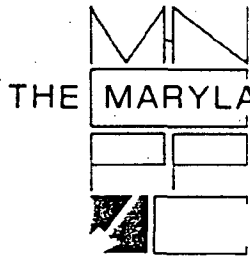
If you have any questions about any of the historic sites discussed above, please feel free to contact me at 495-4570. Thank you for your assistance in updating the necessary records.

Sincerely,



Gwen Marcus  
Historic Preservation  
Planner

cc: Sally Oden, DEP  
Jared Cooper, HPC  
Melissa Banach, Acting Planning Director  
~~John Matthias, Acting Chief, CPN~~  
Perry Berman, Chief CPS  
Doug Alexander, Chief, Urban Design  
Bill Barron, Coordinator, CPS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board

January 19, 1990

Mr. David Sobers, Acting Director  
Department of Environmental Protection  
Executive Office Building  
101 Monroe Street  
Rockville, MD 20850

Dear Mr. *Dave* Sobers:

This is to advise you that, during its regular meeting on January 18, 1990, the Montgomery County Planning Board conducted a public hearing and worksession on a property located at 23362 Frederick Road in the proposed Clarksburg Historic District. The Planning Board held this public hearing and worksession as the result of the filing of an application by the owner to demolish this building (Application # 8912220051). Because the property is identified within the boundaries of a Locational Atlas historic district, that application triggered an evaluation of the resource as required under the Moratorium on Alteration and Demolition, Section 24A-10 of the County's Historic Preservation Ordinance.

After taking testimony on this issue and on the potential designation of the Clarksburg Historic District as a whole, the Planning Board closed the record of the public hearing and voted unanimously (with one Board member absent) that the Clarksburg Historic District should be included on the Master Plan for Historic Preservation and that 23362 Frederick Road warranted historic designation as a contributing resource in the district.

As you know, pursuant to the Historic Preservation Ordinance, when the Board determines a resource in all likelihood will be included in the Master Plan, the County will withhold issuance of the demolition permit once, for a maximum period of six months or until the resource is designated, at which time the application will be governed by the procedures established in Section 24A-7.

The Planning Board will be forwarding an amendment within the next 2-3 weeks to the County Executive and the County Council on the full Clarksburg Historic District, including 23362 Frederick Road, and will keep your agency advised of the historic status of this resource. In the interim, your agency should withhold issuance of a demolition permit on the structure, as mandated by law.

If you have any questions or need any further information on the Board's action, please do not hesitate to contact Gwen Marcus at 495-4570.

Sincerely,



Gus Bauman  
Chairman

GB:glm

cc: Jim Mullen  
Jared Cooper, Historic Preservation Commission  
Robert Hubbard, DEP



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

AGENDA DATE: January 10, 1991

January 7, 1991

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Historic Preservation Planning Staff 

SUBJECT: Adoption - Amendment to the Master Plan for Historic Preservation: Cedar Grove Historic District

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RECOMMENDATION

Adopt Amendment.

DISCUSSION

Attached for your review is a copy of the Montgomery County Council's resolution approving the designation of a historic district in Cedar Grove on the Master Plan for Historic Preservation.

Although the County Executive recommended against the designation of the Cedar Grove area on the Master Plan, the County Council approved this historic district with the boundaries recommended in the Board's Final Draft Amendment. The Council made no changes to the Board's Final Draft and essentially adopted it as submitted.

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

GLM  
Attachments

Resolution No.: 11-2285  
Introduced: October 16, 1990  
Adopted: October 16, 1990

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

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By: District Council

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Subject: Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County Maryland re: Cedar Grove Historic District

Background

1. On May 1, 1990, the County Executive transmitted to the Montgomery County Council a Final Draft Amendment to the Master Plan for Historic Preservation with a recommendation that Cedar Grove not be designated as a historic district.
2. On June 19, 1990, the County Council held a public hearing regarding the proposed Cedar Grove Historic District.
3. Due to time constraints, this master plan amendment was not scheduled for review by the Planning, Housing and Economic Development Committee.
4. At a worksession held on October 16, 1990, the District Council reviewed the Historic Preservation Master Plan for the proposed Cedar Grove Historic District and voted to designate the area as a historic district.

Action

The Final Draft Amendment to the Historic Preservation Master Plan: Cedar Grove Historic District is approved as follows:

## THE AMENDMENT

The purpose of this amendment is to designate one district in Montgomery County on the Master Plan for Historic Preservation, thereby extending to it the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>
14/27	Cedar Grove Historic District	Intersection of Route 27 and Davis Mill Road (See map of boundaries)

Historic Significance of the Resource:

Cedar Grove is significant as one of the few continuously operating rural crossroads communities serving farm families for over a century. Relatively unchanged over the years, it retains its original character and rural identity as a cohesive collection of 19th and early 20th century buildings that provide a community meeting place and focal point.

## Historically...

- Cedar Grove was once a part of the 200 acre Oliver T. Watkins farm, purchased in 1851 from Watkins' uncle, Vincent Brewer. The original farmhouse, built at the time of the Civil War, stands near the road. A second, more sophisticated Victorian house was built by Watkins in 1871 and is located in the nearby Ovid Hazen Wells Park. It reflects Watkins' success as a farmer and businessman. This house is already listed as an individual site on the Master Plan for Historic Preservation.
- In 1877, Watkins built the first Cedar Grove general store and postoffice, which served area families as a meeting place and source of supplies. This building was at the same location as the current general store.
- In 1888, the Upper Seneca Baptist Church--the fourth oldest Baptist congregation in Maryland, founded in 1805--built a new church in Cedar Grove on a one acre parcel given to the church by Watkins' wife, Eleanor. The Watkins family is buried in the cemetery behind the church, as are generations of Cedar Grove families.
- James O. King bought the Watkins' store at Cedar Grove in 1901 and, in 1909, replaced the original structure with the current store. He also built several houses: 24311 Ridge Road before 1900, and 24301 Ridge Road in 1911. King continued the Watkins' tradition of living near his business by residing in 24301 Ridge Road while operating the Cedar Grove store. The house at 23351 Davis Mill Road was also built by the King family in 1912.

- In 1904, the Watkins' heirs sold additional land to the Upper Seneca Baptist Church for a parsonage built in 1916-17. It has recently been razed for the construction of a new church facility.

#### Architectural Significance of the Resource:

Architecturally, the Cedar Grove Historic District is characteristic of late 19th/early 20th century rural crossroads villages which were once common but are rapidly becoming extinct in the County. It is a part of an overall rural development pattern, which represents the County's period of agricultural prominence.

Typically these small rural centers contained a church and cemetery, general store and postoffice, sometimes a school, a few houses of vernacular architecture, and usually a blacksmith or wheelwright (later a gas station) to service local residents and travelers.

Land parcels, clustered at the intersection of two roads, generally lack uniformity of size or shape. Set-backs are irregular as are the side yards, which were ample enough for gardens, a few livestock and large family gatherings. There are no street grids, sidewalks or deep shoulders along the highway. The handful of houses are a mix of ages, styles, sizes, and materials. They extend in several directions from the crossroads and form a cohesive group. Cedar Grove is reflective of this type of crossroads, unaffected by modern infill.

Although the individual components of the district are modest, they are--when taken together--a significant and distinguishable entity that convey a historic sense of time and place.

The contributing resources in the historic district are:

- The Upper Seneca Baptist Church, a community landmark, is a fine example of late 19th century rural church architecture. It has been modified slightly over the past 100 years to include a basement (1937) and education annex (1954). It is a simple rectangular frame building with a front facing gable roof. Arched stained glass windows appear on front and side elevations. The cemetery is behind the church.
- 23401 Ridge Road, the James Obed King House, is a large Queen Anne-style structure with arched windows in the gable ends and a wrap-around front porch. It was built circa 1911.
- 23411 Ridge Road, the Obed/Beall House. Built prior to 1900, this simplified Queen Anne-style house is a cross-gable frame structure.

- 23406 Ridge Road, the Oliver T. Watkins House. This is the oldest structure in the district, having probably been built between 1865 and 1877. It is a two-story frame vernacular house with a standing-seam metal roof. It was built in two continuous sections and is united by a one-story, shed roof porch across the front facade.
- 23412 Ridge Road, the Cedar Grove General Merchandise Store, was built in 1909 to replace the original Watkins' store established on this site in 1877. A two-story frame, gable-front structure, it is one of a handful of commercial buildings from this period in the county, and is one of the few still functioning as a store.
- 23351 Davis Mill Road. This house is a two-story stuccoed American Four Square-style house built in 1912. It too was built by the King family and has had a very limited number of owners in its 78 year history. Although non-contiguous with the rest of the district, this resource is historically and architecturally connected.

Specifically excluded from the district is the site of the former church parsonage (Parcel P33) and the site of a proposed new church building (Parcel N77). Also excluded is the gas station (Parcel P981) adjacent to the Cedar Grove Store.

#### Planning Implications

Located midway between Damascus and Germantown, Cedar Grove is on the border of the Agricultural Reserve, but is also near areas of major new development. The adjoining Ovid Hazen Wells Park and the RDT zoning to the south and east of the district act as visual buffers, despite nearby suburban development. Cedar Grove still retains its rural character and vistas.

Ridge Road (Maryland Route 27) through Cedar Grove is classified on the Master Plan of Highways as a major highway. Presently it is a heavily traveled two-lane road. Its eventual widening would destroy Cedar Grove's cohesive character and would require the demolition or moving of several important structures. } ✓

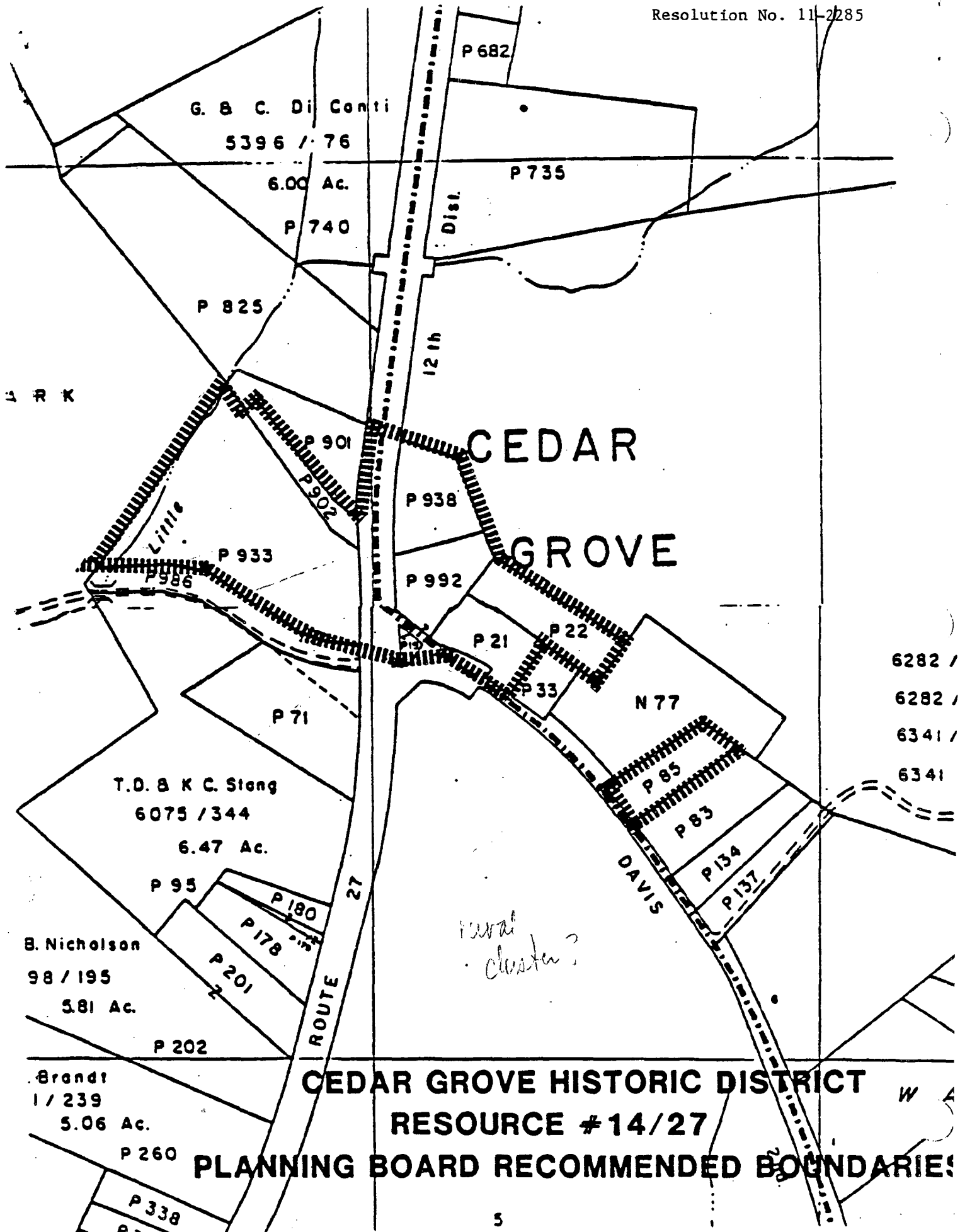
However, Ridge Road may be an essential connector between areas in northern Montgomery County as well as adjoining counties, such as Howard and Frederick, and employment centers along the I270 Corridor. For this reason the Planning Board recommends that the historic designation of the the Cedar Grove Historic District be reviewed and revisited in connection with the Clarksburg and Damascus Bypass Master Plan processes. } ✓



## Conclusion

Cedar Grove is an excellent, intact, and identifiable example of a rural cross roads community reflecting the life and character of Montgomery County's rich agricultural heritage from 1870 to the present. The buildings in the district retain a high degree of their architectural and historical integrity.

Although the disposition of Route 27 will impact the district, it is important to identify this collection of structures as a cultural and historical resource, deserving of special consideration and protection.



G. B. C. Di Conti  
5396 / 76

6.00 Ac.

P 740

P 825

P 682

P 735

Dist.

12th

**CEDAR GROVE**

P 901

P 902

P 938

P 933

P 992

P 21

P 22

P 33

P 71

N 77

P 85

P 83

T.D. B K C. Stang  
6075 / 344  
6.47 Ac.

P 95

P 180

P 178

P 201

ROUTE 27

DAVIS

P 134

P 137

B. Nicholson  
98 / 195  
5.81 Ac.

P 202

*rural cluster?*

Brandt  
1 / 239  
5.06 Ac.

P 260

P 338

6282 /

6282 /

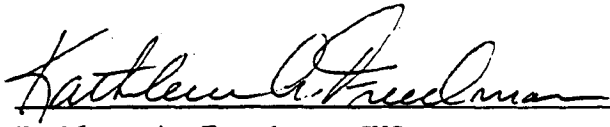
6341 /

6341

**CEDAR GROVE HISTORIC DISTRICT  
RESOURCE #14/27**


**PLANNING BOARD RECOMMENDED BOUNDARIES**

This is a correct copy of Council action.



Kathleen A. Freedman, CMC  
Secretary of the Council

APPROVED:



Sidney Kramer, County Executive



Date



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB NO. 91-01  
M-NCPPC NO. 91-01

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 March 30, 1989 on the Preliminary Draft of a proposed amendment to the Master Plan for Historic Preservation: Cedar Grove Historic District; 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 at a meeting held on March 30, 1989 approved the Final Draft of the proposed amendment, and forwarded it to the Montgomery County Executive and to the Montgomery County Council for its information; and

WHEREAS, the Montgomery County Executive reviewed and made recommendations on the Final Draft of the proposed amendment to the Master Plan for Historic Preservation: Cedar Grove Historic District and forwarded those recommendations to the Montgomery County Council on May 1, 1990; 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 June 19, 1990, wherein testimony was received concerning the Final Draft of the proposed amendment; and

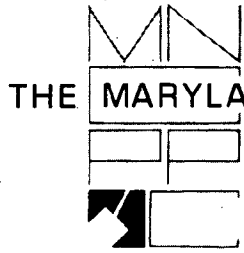
WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County on October 16, 1990 revised and approved the Final Draft of the proposed amendment by Resolution No. 11-2285; and

WHEREAS, the Montgomery County Executive approved the amendment to the Master Plan for Historic Preservation: Cedar Grove Historic District on October 29, 1990;

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: Cedar Grove Historic District, 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. 11-2285; and

BE IT FURTHER RESOLVED, that as to Resolution No. 11-2285, this adoption be effective October 30, 1990 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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

AGENDA DATE: January 18, 1990

January 12, 1990

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Historic Preservation Planning Staff

SUBJECT: Staff Recommendations on Preliminary Draft Amendment to the Master Plan for Historic Preservation: Clarksburg Historic District

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STAFF RECOMMENDATIONS:

- o Find that the Clarksburg Historic District (Locational Atlas Resource #13/10) merits inclusion on the Master Plan for Historic Preservation.
- o Concur with the Clarksburg Historic District boundaries as recommended by the Historic Preservation Commission.
- o Find that the John Gibson House at 23362 Frederick Road merits inclusion on the Master Plan for Historic Preservation.

BACKGROUND:

The background information and procedural issues related to this evaluation are outlined in staff's January 8th memorandum.

As a brief summary, the evaluation of the Clarksburg Historic District is coming before the Board at this time due to a request by the Department of Housing and Community Development to expedite the evaluation of this particular resource and due to a request for a demolition permit for one of the structures within the proposed district - the John Gibson House at 23362 Frederick Road.

Thus, the Board is simultaneously considering two issues:

1. the designation of the proposed Clarksburg district and
2. whether the Gibson House warrants Master Plan designation as part of the Clarksburg district.

## ARCHITECTURAL/HISTORICAL ANALYSIS OF DISTRICT:

### History

The village of Clarksburg is significant as an example of a market, transportation, and residential center of the mid-19th century, with a continuum of development from the early 19th through the early 20th centuries.

The area that is now Clarksburg was initially developed by John Clark, who established a trading post at what was in the mid-18th century the intersection of two Indian trails. In the later part of the century, the north-south trail became a major transportation route for travelers from Frederick to Georgetown. Recognizing the promising location of the area, Clark purchased tracts of land along the Frederick-Georgetown road. By the early 1790s the land was divided into lots and the community became known as Clarksburg.

Clarksburg reached its peak of growth in the middle of the nineteenth century. Stage coach lines through the town early in the century led to the establishment of taverns and inns catering to travelers. A tanning industry developed in the 1820s, leading to the related businesses of shoemakers and harnessmakers. Houses of this period were built of logs, some of which still exist today under later siding and/or additions.

By 1850 Clarksburg had become the third largest town in Montgomery County. The community was a thriving commercial and industrial center. In 1870 businesses included four stores, two hotels, and a printing firm, in addition to services offered by nearly a dozen different trades, including blacksmithing, wheelwrighting, and carpentry.

The community has been associated with the Methodist church from its beginning. Founder John Clark was a leader in organizing a local Methodist congregation in 1788. The first chapel, a log structure built in 1794, was replaced by a brick building in 1853, which in turn was replaced by the present frame church in 1909. With the advent of the Civil War the church split into two factions. The older church was known as Methodist Church North and a newer church, which constructed a new building along present Rt. 355 (no longer extant), known as Methodist Church South. Members of the former church claim to be the oldest continuous Methodist congregation in Montgomery county. Two parsonages associated with this congregation still stand today.

Changing transportation patterns led to the decline of the town in the latter part of the nineteenth century. The B&O Railroad bypassed the town in favor of Boyds to the west. Though Clarksburg remained a leading population center in 1879, claiming 250 residents, many citizens soon relocated and businesses declined.

Clarksburg enjoyed a brief revival in the 1920s when boarding houses opened in response to automobile tourism accompanied by road improvements. Transportation changes again affected the town in the 1950s with the construction of an I-270 access road (Rt. 121) which destroyed the Gibson Hotel.

### Individual Resources

The Clarksburg historic district is characterized by a range of architectural styles and building types which provide excellent examples of Montgomery County's rural town development patterns from the early 19th century through the early 20th century. This range encompasses both vernacular and high style buildings of various uses -- residences, commercial buildings, and a church. With the exception of those buildings along Spire Street, the buildings are oriented with their facades towards Frederick Rd (Rt. 355). A development pattern of rectangular lots set out with their narrow ends fronting on Frederick Road was established early in the town's history.

The Clarksburg School, one of the community's important historic resources, is already listed on Montgomery County's Master Plan for Historic Preservation as well as listed in the National Register of Historic Places. It is located southwest of the district, on Redgrave Place.

Many of Clarksburg's important structures incorporate more than one phase of building construction -- starting out as modest log buildings, with subsequent enlargements or additions constructed which both added usable space to the structures and updated their architectural character.

Many of the individual resources which contribute to the historic character of the district are described in more extensive detail in the text of the Clarksburg Historic District Preliminary Draft Amendment to the Master Plan for Historic Preservation.

### 19th Century Resources

Considering the district's buildings in roughly chronological order, the earliest appears to be the Clark/Waters House (23346 Frederick Road), built in 1797 and altered to its current appearance in the 1840s and later in the century. The Clark/Waters house, associated with town founder John Clark, is among the community's more sophisticated and intact early dwellings, retaining a large degree of its early 19th century character which includes Greek Revival and Italianate design features.

The Leonidas Willson House (23340 Frederick Road) similarly incorporates an original rear portion (c. early 19th century) with a sophisticated Italianate Style residence built c. 1840 by Clarksburg general store operator William Willson.



-Representing a more modest version of an early 19th century house is the Horace Willson House (23335 Frederick Road), another dwelling having its origins around 1800 and added onto creating much of its current appearance its by 1843 (the porch is c. 1920).

The John Leaman House (23415 Frederick Road) is of considerable interest as its front portion is a log dwelling (c. 1801), now covered with siding. A large Victorian two story addition extends from the rear of the original structure.

Also believed to contain an early log section is the William Hurley House (23421 Frederick Road), which has a later vernacular front section added around 1872. The small frame shoe shop dates from c. 1842, and is a remarkably intact early commercial structure.

The vernacular Powers House (23360 Frederick Road) was also built in two stages over the years between c. 1820 and 1840. Postmistress Elizabeth Powers and Issac Powers were responsible for the main block of the house.

Adjacent to the Powers house but considerably more elaborate is the John Gibson House (23362 Frederick Road). Probably constructed about 1840, it retains an extensive amount of its ornate original architectural detailing despite the overall poor condition of the house.

William Dronenburg, Clarksburg's leading 19th century blacksmith, constructed a brick house (23401 Frederick Road) around 1865 which has had numerous additions and alterations which have considerably altered the early character of the building.

The Columbus Woodward/John Wims House (23311 Frederick Road) has an early 19th century rear portion with the current main section, vernacular Victorian in character, dating from c. 1892 when John Wims, mail carrier and former slave, purchased the property.

The vernacular Old Parsonage (23345 Frederick Road) retains original early 19th century elements in the 6/6 windows windows, cornice window heads, and eave brackets.

Set far back from Frederick Road at the northernmost end of the district is the Lewis/Soper House (# 23515), a large, vernacular 19th century Victorian dwelling.

During the final decade of the 19th century, Hammer Hill (23310 Frederick Road), one of Clarksburg's most elaborate Victorian houses, was constructed by local physician Dr. James Deets and his wife Sarah. It exhibits Eastlake and Queen Anne style detailing.

In addition to the numerous 19th century residences, the district includes Willson's Store (23341 Frederick Road), a rare surviving example in Montgomery County of a 19th century vernacular frame commercial building which was an important community gathering place, serving the functions of trading post, general store, and post office.

Previously mentioned in conjunction with the William Hurley House is the Hurley Shoe Shop (23421 Frederick Road), a modest 1 1/2 story frame commercial building which survives from c. 1842.

### 20th Century Resources

Several buildings erected in the early years of the 20th century reflect a renewed economic vitality experienced by Clarksburg in that period, associated in part with the automobile and an increase in tourism.

Perhaps the most prominent structure in the community and the one which best represents the Clarksburg settlement as a whole is the vernacular Gothic Revival Methodist Episcopal Church (23425 Spire Street), built in 1909. It is dramatically sited on the hill which rises northeast of Frederick Road's intersection with Clarksburg Road.

Residential designs of the early decades of the 20th century which reflect that era's changing tastes in architectural design away from the more ornate elements of the Victorian period are represented in the Clarksburg historic district as well.

Located at 23330 Frederick Road, the Gardner House was built in 1911 by John Gardner and his wife Laura. Its overall character and elements such as the grouped windows reflect the 20th century Colonial Revival and Bungalow design modes, but its jigsawn porch posts and railing are more typical of the 19th century.

Two substantial American Four Square type houses in the district are the Day House (23200 Stringtown Road, c. 1925) and the Methodist Episcopal Church Parsonage, 23407 Frederick Road (1914).

The same period is represented at a more modest level by the bungalow style house at 23419 Spire Street, and the gabled shotgun house at 23314 Frederick Road.

The simple, gable front Clarksburg Grocery (c. 1923) is important as a largely intact vernacular commercial establishment from the early 20th century, constructed of a newly available material -- concrete block, fashioned to resemble stone but with its lower cost available to a wider market.

### Non-contributing resources

The number of properties which are non-contributing to the historic character of the Clarksburg district is relatively small. These include two c. 1950s rambler houses on Spire Street at #23411 and #23415, the c. 1940 stuccoed Cape Cod style house at 23356 Frederick Road, and the c. 1960 U.S. Post Office, 23321 Frederick Road. The property south of the General Store (23401 Frederick Road) is used for display and sales of prefabricated storage shed buildings.

### District Boundaries

In examining the various options for district boundaries, staff focused on two major issues: including the most intact and most representative grouping of structures from Clarksburg's various stages of development - from the early 19th through the 20th Centuries - and attempting to reflect and interpret Clarksburg's historic building configuration patterns.

As part of this boundary study, one fact which staff found most important is that Clarksburg was not historically a crossroads community (unlike Beallsville, Barnesville or Laytonsville). It was, rather, a linear community with narrow building lots all facing on and related to a major north-south road (much like Hyattstown).

The introduction of Route 121 in the 1950s bisected the town and changed the perceived character of the area to that of a crossroads with nearly all four corners vacant. Historically, however, the northern and southern sections of Clarksburg were a cohesive whole with shops, homes and businesses throughout.

At the literal and figurative heart of the community was the Methodist Episcopal Church with its first parsonage along Frederick Road to the south and its newer parsonage built in the early 20th Century - also on Frederick Road - slightly to the north. Interestingly, the land in the triangle formed by Spire Street and Frederick Road has, for most of its history, been vacant. For a period of time there was a Methodist Church South located in this vicinity, but most of this land has always been vacant.

There are important historic resources both north and south of the current Route 121. Initially, staff explored possibilities of designating two separate historic areas or of designating individual buildings. After several field trips and careful analysis of the research on the Clarksburg area, staff has concluded that the boundaries recommended by the Historic Preservation Commission are appropriate and reflect the most intact grouping of remaining historic buildings. These boundaries also emphasize Clarksburg's historic development pattern as a linear community.

There are a very small number of non-contributing structures within the proposed district boundaries. Staff recommends that language be added to the amendment emphasizing that the Historic Preservation Commission must be lenient in its review of changes to these non-contributing properties.

In addition, there is some vacant land within the proposed district boundaries. The intention of including this land is not to impede development of property, but to assure that the new development is not in conflict with the character of the historic area. Appropriate language could be added to the amendment to emphasize this.

At the Board worksession, staff will present more detailed information on the various boundary options which were explored and on the specific locations of contributing and non-contributing resources within the proposed district.

#### ANALYSIS OF JOHN GIBSON HOUSE:

The Gibson House at 23362 Frederick Road is an important contributing resource to the Clarksburg Historic District. Built around 1840 - at the height of Clarksburg's development as a thriving 19th century community - it is representative of both the architecture and history of the area.

Architecturally, the structure exhibits notable details including the jigsaw trim along the porch, cornice and over the windows and the slightly arched windows on the front and side facades. The Gibson House is one of the most architecturally sophisticated houses in the proposed district.

This architectural sophistication is a reflection of the business success of the property's owners. The first owner, John Winemiller, Jr., operated a tannery. It is possible that some of the tanning operations were conducted in the basement of the existing structure. The tanning business was one of the major industries in Clarksburg in the 19th century and related enterprises, such as shoemakers and harnessmakers, existed in the town. One example of such a business is the Hurley shoe shop built in 1842 and still existing at 23421 Frederick Road.

The house's subsequent owner was John Gibson, who operated one of Clarksburg's general stores - the Nichols and Gibson General Store - and who may have been associated with the Gibson Hotel - a large Victorian hotel which was destroyed by the construction of the current Route 121.

While the Gibson House clearly adds to the architectural significance of the Clarksburg Historic District, the house's association with some of Clarksburg's leading early businessmen also increases the importance of the structure to the overall historic fabric of the proposed district.

Although the structure is definitely architecturally and historically important, there are a number of difficult problems associated with its preservation. First among these problems is its condition and, related closely to the condition, is the issue of water and sewer service.

The Gibson House has been uninhabited for approximately 20 years. The roof does not appear to be leaking and the interior of the house is, given its circumstances, in relatively good shape. There are cracks in the stone foundations walls which appear to be reparable. It is staff's opinion that renovation of this property would be feasible, although it would be an extensive project.

The most difficult issue related to renovating this house is the ability to obtain water and sewer service. In fact, it is staff's understanding that it was primarily this problem which prevented the current owner from renovating the house when he purchased it 20 years ago. There is an existing well on the property but there is no sewer service. It is unlikely that a perk site could be obtained on the property given the soils in the Clarksburg area and given the topography and environmental conditions of the existing parcel. The current owner has told staff that he originally applied for the construction of a septic or "holding" tank, but was turned down. He has told staff that it may be possible as this point to get permission for a holding tank, but that the County Health Department generally discourages such facilities.

One additional concern associated with the Gibson House is its close proximity to Route 355. This concern is common to all of the structures within the proposed district. If Route 355 was widened, it would necessitate the taking of most of the structures in the proposed historic district, including the Gibson House. Plans for the Clarksburg transportation system are still being developed, however, some proposed road realignments and new road construction may address this problem. The road issue will be discussed in greater detail later in this report.

Renovation of the Gibson House is not feasible unless some form of water and sewer service can be provided for the property. Development in the Clarksburg area will, in all likelihood, eventually necessitate bringing County water and sewer service to the area, but this will probably not happen for several years.

The current owner has expressed to staff that it is not his intention to actually demolish the Gibson House, but rather to move it to another location where it can be renovated. He wishes to dismantle, move, and then reconstruct the house. He does not have an alternate parcel of land in mind.

Given the existing conditions associated with the Gibson House, staff feels that any effort to designate the structure as part of the Clarksburg Historic District should be coupled with assistance to the current owner in obtaining necessary water and

sewer service or in finding an alternate parcel of land within or adjacent to the Clarksburg Historic District which would be appropriate for relocating the house.

#### PLANNING ISSUES ASSOCIATED WITH CLARKSBURG HISTORIC DISTRICT:

One of the difficulties in evaluating the Clarksburg Historic District for placement on the Master Plan for Historic Preservation at this point in time is the existence of many unanswered questions regarding the planning issues in the area. As the Board knows, the Clarksburg Master Plan process is just beginning and many questions relating to land use, location of roads and environmental issues will only be fully addressed as part of this larger master plan effort.

Therefore, as part of this evaluation process, staff will simply attempt to highlight some of the issues which may arise in regard to the historic district during the Clarksburg Master Plan process. These planning issues fall into three categories: land use, transportation, and water/septic services.

#### Land Use

The existing zoning of most of the property in the proposed Clarksburg Historic District is R-200. There are a couple of parcels with commercial zoning and one with office zoning.

Most of the structures in the proposed district are actually used for residential purposes with the Clarksburg Store and the Clarksburg Post Office being notable exceptions.

It is difficult to predict where the town center for Clarksburg will be after it is built out as a "Corridor City". Because of the proximity to I270, Route 355 and the proposed M-83, it may be reasonable to speculate that the town center may be somewhere near the proposed historic district. This configuration has been the case with Rockville, Gaithersburg and Germantown's historic areas.

Each of three "Corridor Cities" just mentioned have successfully retained historic areas in their "downtowns". In Rockville, many of the Victorian houses in the historic district are used as offices for lawyers and doctors. In Gaithersburg, there is a very successful "Old Town" area which incorporates both residential and commercial structures. The Germantown historic district was planned as a quiet, green area - a respite from the more intense land uses in the rest of the town center.

Until more detailed plans are formulated through the Clarksburg Master Plan process about the location and nature of this community's town center, it is impossible to present detailed recommendations about how the proposed historic district area could be integrated into the new downtown. However, it is clear from past experiences in other parts of the County that it

is possible, and even beneficial, to successfully include historic districts into the design of new town centers.

### Transportation

Currently, the major north-south routes through the Clarksburg Planning Area are I270 and Route 355. The proposed Clarksburg Historic District is centered on Route 355 at its intersection with Route 121. Most of the structures are located very close to the road - almost all would be within the right-of-way of Route 355, if it would be widened as a major highway.

Although final decisions regarding the location and classification of roads in the Clarksburg area will be made during the master plan process, several road changes in the historic district area are currently proposed. First, Route 121 - the major access road from I270 - is planned for relocation southward, connecting with Stringtown Road. This relocation would bring Route 121 to the southern edge of the proposed district and would, in all likelihood, lessen the impact of the road on this historic area.

Secondly, M-83 is shown in an alignment to the east of the proposed historic district. The construction of another major north-south highway, parallel to Route 355, might move some of the traffic burden off the existing road.

In essence, the crossroads of Clarksburg currently cuts through the proposed historic district. However, a new crossroads may be formed with the relocation of Route 121 and the construction of M-83. This shifting of the major crossroads would complement the preservation of the proposed historic district.

Given the various scenarios, it is not clear what will happen to Route 355, in terms of widening or realignment. The fate of the historic town of Hyattstown is, like the Clarksburg Historic District, dependent on maintaining the current width of Route 355. If the Board finds that the Clarksburg Historic District merits designation on the Master Plan for Historic Preservation, the Clarksburg Master Plan process will have to devote special attention to this road issue.

### Water and Septic Issues

Larry Stephens of the Montgomery County Health Department relayed the following information about well and septic issues in Clarksburg.

Historic properties receive no special treatment for well and septic requirements; rather all existing buildings are treated alike.

Any new well must have an acceptable, potable water supply which meets certain pressure requirements (1 gallon per minute,

with 500 gallons per day once within a 2 hour period). This means a new well will often also require underground water storage capacity. Existing wells are not required to meet this flow test, but must meet water quality tests.

If a house is unoccupied and does not have acceptable water and septic provisions, the house can be condemned. If it is legally occupied, there is some flexibility; a septic holding tank can be used. This is considered a poor, costly option. For a holding tank to be approved, the property owner must meet certain financial requirements and enter into covenants regarding maintenance and frequency of pumping the tank. These covenants are recorded with the county land records.

The preferred option is a septic field area, which requires a minimum of 10,000 square feet for the septic reserve area; the maximum is determined by perk depth and rate. Requirements for septic area location are extensive, including a distance of 100' away from and downgrade of the well, 30' away from the house, and away from flood plain areas. The siting itself of a septic field thus can become problematic, and in addition, only after successful perk testing is done can development proceed.

Mr. Stephens indicated that septic considerations are real, ongoing problems throughout the Clarksburg area because of poor percolation of the soils; there has no recent successful perc tests conducted in that area.

#### CONCLUSION:

The Clarksburg Historic District is a complicated resource to evaluate and is even more of a challenge to preserve. It clearly meets a number of criteria of the Historic Preservation Ordinance for designation on the Master Plan for Historic Preservation. Specifically:

1A. "Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation" as the district retains a large degree of its early 19th -- early 20th century character and today reflects the town's history as a center of trade, transport, and industry in northern Montgomery County. Clarksburg is among Montgomery County's earliest, most intact historic towns.

1D. "Exemplifies the cultural economic, social, political or historic heritage of the county and its communities" through its early buildings which were associated with town founder John Clark and other leading citizens of the 19th century period when Clarksburg was Montgomery County's third largest town.

2A. "Embodies the distinctive characteristics of a type, period or method of construction" through the district's collection of residential, commercial, and religious buildings ranging from vernacular to high style design dating from the early 19th through early 20th centuries.

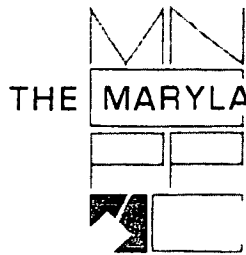


2D. "Represents a significant and distinguishable entity whose components may lack individual distinction" as a group of buildings, many vernacular, comprising a district which is important as a whole greater than the sum of its parts. The district's resources retain a large degree of their original relationship to one another.

However, the district has issues associated with it which make difficult the long-term preservation and enhancement of the significant structures that contribute so much to the sense of history in the area. Road widenings, and most importantly, lack of sewer and water services work against the preservation of Clarksburg's important historic resources.

If the Board finds that the Clarksburg Historic District merits inclusion on the Master Plan for Historic Preservation, then a concerted effort must be made during the Clarksburg Master Plan process to address and solve the issues discussed in this report.

Although a challenge, the end result of successfully integrating one of the County's oldest and most historic towns into the plans for the newest community could result in a synthesis which is both aesthetically pleasing and culturally beneficial.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Agenda Date: January 18, 1990

January 8, 1990

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Historic Preservation Planning Staff

SUBJECT: Public Hearing and Worksession on the Preliminary Draft Amendment to the Master Plan for Historic Preservation: Clarksburg Historic District (Locational Atlas Resource #13/10)

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The purpose of this memorandum is to provide some basic background information that will prepare the Planning Board for the upcoming public hearing and worksession on the proposed Clarksburg Historic District. Because there are a number of complex procedural issues associated with this evaluation and because the evaluation may have to take place in an unusually short time frame, staff is attempting to get as much background information as possible to the Board before the January 18th hearing and worksession.

Staff will be submitting a separate memorandum in the Board's next packet which will include staff's detailed analysis and recommendations on the proposed Clarksburg Historic District.

As general background information, staff has enclosed with this memo a copy of the Preliminary Draft Amendment, which reflects the Historic Preservation Commission's (HPC) recommendations on the district. In addition, the Board will find a background report for the proposed district, including the HPC's minutes and transmittal letter on the resource, all research on the structures in the district, and other useful maps and data.

Procedurally, the evaluation of the Clarksburg Historic District has some special issues which need to be recognized. First and foremost among these issues is that the public hearing on the designation of the district is also a public hearing on a demolition permit that has been requested for one of the houses within the proposed boundaries of the district. If the Board wishes to include this structure as part of a Master Plan district, the designation process will have to be completed in six months.

It is because of this foreshortened time frame that the worksession on the Clarksburg Historic District is scheduled immediately following the public hearing.

To give the Board some perspective on procedural issues related to this proposed district, staff will briefly outline the events that have brought it before the Board:

The Clarksburg Historic District is identified as a historic resource on the County's Locational Atlas and Index of Historic Sites. Properties within the district are subject to Section 24A-10 of the County's Historic Preservation Ordinance--the Moratorium on Alteration or Demolition of Locational Atlas sites. Under this provision, a public hearing and finding on historical/architectural significance by the Montgomery County Planning Board is required prior to the issuance of a permit to demolish or substantially alter any Atlas resource.

The Clarksburg Historic District was evaluated by the HPC in 1984 and was recommended for designation on the Master Plan for Historic Preservation as meeting Ordinance criteria 1A, 1D, 2A and 2D. This recommendation was not acted on by the Planning Board and, when staff began efforts to clear up "backlogged" sites two years ago, the Clarksburg Historic District was held up to be evaluated in conjunction with the comprehensive update of the Clarksburg Master Plan.

In 1989, concern was raised by the HPC and by the Department of Housing and Community Development (DHCD) that a number of the structures within the proposed district were deteriorated and that code violations needed to be rectified. Richard Ferrara sent a memorandum in July, 1989 to Chairman Bauman requesting that the Clarksburg Historic District be placed on the Planning Board's agenda as soon as possible, since the DHCD Division of Code Enforcement could not proceed with demolition by neglect proceedings or other code enforcement action until a determination had been made by the Planning Board on whether the district would be included in the Master Plan.

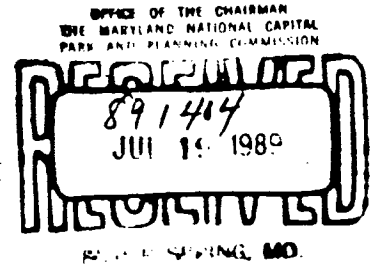
Although it has been the Board's policy to evaluate historic resources in conjunction with overall area master planning efforts, the ongoing deterioration of the structures in Clarksburg and the request by Mr. Ferrara prompted the Chairman to agree to single out the historic district and to evaluate it in early 1990. Copies of Mr. Ferrara's letter and the Chairman's response are attached.

Before the district evaluation was officially put on the Board's agenda, James I. Mullen, the owner of 23362 (23370) Frederick Road--the James Gibson House, filed an application for a demolition permit with the Department of Environmental Protection. The Gibson House is a Victorian-influenced frame house constructed around 1840 and exhibits intricate jigsaw trim at the porch, cornice, and windows.

In the interest of efficiency and because of the previous commitment made to Mr. Ferrara, staff scheduled the consideration of the whole Clarksburg Historic District to come before the Board on January 18th--combining the hearings on the Preliminary Draft Amendment and on the Gibson House demolition permit request.

If the Board finds that the Gibson House warrants designation on the Master Plan as part of the Clarksburg Historic District, the pending demolition permit request will mandate an accelerated timetable for the Master Plan evaluation of the structure and/or the district. The designation of a property with a demolition permit pending must be entirely completed within six months from the date the application was filed, including the Planning Board's public hearing, worksession and vote, the County Executive's review, and the County Council public hearing and vote. Six months is considerably shorter than the average designation timeframe.

All property owners within the district and area civic associations have received notice of the hearing and worksession, as well as copies of the Historic Preservation Ordinance and Preliminary Draft Amendment. Staff is proceeding with an analysis of the Clarksburg Historic District and will present additional information and staff recommendations on January 18th.



M E M O R A N D U M

TO: Gus B. Bauman, Chairman  
Montgomery County Planning Board

FROM: Richard J. Ferrara, Director *RJF*  
Department of Housing and Community Development

DATE: July 7, 1989

SUBJECT: Demolition By Neglect - Clarksburg Atlas District  
Properties

In accordance with Chapter 24-A - 9(b) of the Montgomery County Code, which addresses demolition by neglect of historic resources listed in the Locational Atlas, the Historic Preservation Commission has requested that the County undertake "Demolition by Neglect" proceedings in connection with a property located at the southwest corner of Routes 355 and 121, in the Clarksburg Atlas District. The property owner has failed to maintain the structure according to the minimum standards set forth in this chapter and subsection, as outlined in a memorandum from the Commission to our Division of Code Enforcement, dated June 23, 1989. According to a Memorandum of Understanding between the Department of Environmental Protection and the Department of Housing and Community Development, dated December 18, 1985, when a property owner is cited for failing to comply with the provisions set forth in 24A - 9, it is the responsibility of DHCD's Division of Code Enforcement to follow through with enforcement.

In the case of citations involving Atlas sites or districts, we cannot proceed with enforcement until a determination has been made as to whether the subject property will be included in the Master Plan for Historic Preservation. Pursuant to this requirement, I am requesting that the Planning Board schedule the evaluation of the Clarksburg Historic District on its calendar at the earliest opportunity. The Historic Preservation Commission has already evaluated the district; their comments were forwarded to the Planning Board in August, 1984 (see attached HPC transmittal). //

If the Planning Board should make a positive recommendation, and the subject property, either individually or as part of the district, is ultimately approved by the County Council as a Master Plan amendment, our staff will proceed with the Demolition by Neglect citation. If, however, the Planning Board determines that the district or site will not be included in the Master Plan, the law will not apply, and the proceedings will be terminated. At that point, we would likely order the structure demolished under the Housing Code.

I would also point out that there are a number of other structures located in the Clarksburg Atlas District which, though they may not be historically significant, are in a state of advanced deterioration. These are described in the attached memorandum from Melvin Tull of the Division of Code Enforcement. As you can see, several buildings in the area have already been condemned for various violations of the Housing Code. The Clarksburg community is quite unhappy about the length of time during which neither the Demolition by Neglect Ordinance nor the Housing Code has been enforced, due to the delay in arriving at a final decision on this matter. Your cooperation in bringing this matter to a conclusion will be most appreciated.

Should you have any questions or concerns, please do not hesitate to contact me or our Historic Preservation Specialist, Jared Cooper, at 217-3625.

RJF:JC:av:1213E

cc: Jeff Miskin, Acting Chairperson, HPC  
Steve Poteat, Director  
Upcounty Services Center  
Jeanne Onufry, President  
Clarksburg Community Association  
Gene Brooks, Planner, MNCP&PC



## Montgomery County Government

August 16, 1984

Mr. Norman Christeller, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Christeller:

At its April 19, 1984 meeting, the Historic Preservation Commission evaluated the Clarksburg Historic District for possible placement on the Master Plan for Historic Preservation. Owners of each site were notified and invited to attend the meeting at which their property was discussed. In addition, these owners were provided with a copy of the Ordinance (Chapter 24A of the Montgomery County Code) and the research done on their property. We herein provide our recommendations to the Board for its consideration.

The Commission unanimously recommends the Clarksburg Historic District for placement on the Master Plan as it is found to meet criteria #1A, "Has character, interest, or value as part of the development, heritage or cultural characteristics of the County" and #1D, "Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities" based on the fact that Clarksburg contains a collection of early 19th through 20th century vernacular style buildings and also because of the importance of the town as a center of transport, trade, and industry for northern Montgomery County throughout that period; criterion #2A, "Embodies the distinctive characteristics of a type, period or method of construction" as found in the examples of vernacular architecture as well as several examples of high style architecture from the early 19th - early 20th century; and criterion #2D, "Represents a significant and distinguishable entity whose components may lack individual distinction."

Reference is also made to the following criteria from the Guidelines for Historic Districts: #1 Association - Clarksburg's association with prominent area residents at several periods of its growth; #2 Location - a contiguous grouping of buildings, the majority of which continue to exist in the same mutual relationship as when they were first combined; and #5 and #6 - the vernacular buildings of the rural market center showing local materials and craftsmanship in their construction.

Historic Preservation Commission

---

100 Maryland Avenue, Rockville, Maryland 20850, (301) 279-1490

Mr. Norman Christeller  
August 16, 1984  
Page 2

As a transport center Clarksburg was a major stage stop for traffic from Frederick to Georgetown, enabling the town to support a number of inns and taverns. Clarksburg became a center of trade and industry with general stores, a tannery and other leatherwork operations, machine shop, blacksmiths and wheelwrights, etc., by the mid nineteenth century. It grew to become the third largest town in Montgomery County and the center of one of the county's original five election districts. Growth continued in Clarksburg until the late 1870's when the B & O Railroad bypassed the town for nearby Boyds thus encouraging many citizens to relocate and business to drop off. It experienced somewhat of a revival beginning in the 1920's when boarding houses opened to accomodate tourists who began coming to this area as a result of the increased use and popularity of the automobile. Today, Clarksburg remains a small rural town, retaining many of its nineteenth century structures. It is among Montgomery County's earliest, most intact historic towns.

The proposed boundaries of the historic district include the major concentration of extant 19th and early 20th century residential and commercial structures, in particular the shoe shop, the blacksmith's house, several stores, and the churches and parsonages, all of which speak to the history of a thriving community along the great road to Frederick and Georgetown. Although there are some areas of infill in the district, the majority of structures in each of the proposed sections are contributing structures and the Commission felt strongly the necessity of protecting those remaining resources.

The Commission will have a representative attend your public hearing and work session on these sites. Please do not hesitate to call either Bobbi Hahn or me in the interim if we can provide any additional information.

Sincerely,

Susan Kuklewicz, Chairman  
Historic Preservation Commission

SK/BH/pam/314L



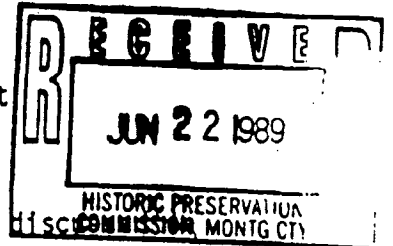
MEMORANDUM

June 22, 1989

TO: Jarred Cooper, Historic Preservation Specialist  
Division of Community Planning and Development  
Department of Housing and Community Development

FROM: Melvin E. Tull, Chief *MET*  
Division of Code Enforcement  
Department of Housing and Community Development

SUBJECT: Clarksburg Historic District



The other Clarksburg buildings we want to deal with as the meeting on June 21, 1989 are listed below.

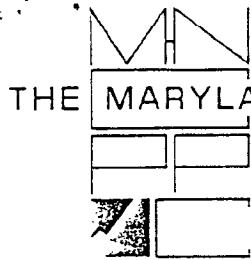
HOUSES:

- ° with no historic features, in poor physical condition and should be demolished:
  1. NE corner of Rt. 355 and Rt. 121, Parcel 44, a deteriorated, vacant, cinder block, one story house directly across from the house that is the main subject of your memorandum. Condemned for deterioration and lack of indoor plumbing.
  2. 23529 Frederick Road, Parcel 757, a dilapidated and vandalized wood frame, two story house with gray bricktex siding. Condemned for deterioration.
- ° with doubtful historic importance, in poor physical condition and probably should be demolished:
  3. 23311 Frederick Road, Parcel 233, a worn, deteriorated, two story wood frame house, setting close to the road. Condemned for deterioration and lack of indoor plumbing.

COMMERCIAL BUILDINGS:

- ° with obvious historic significance but beginning to deteriorate for lack of routine maintenance:
  1. Old store - Post Office (painted red with white trim); Parcel 150; condemned for lack of indoor plumbing.
- ° with no obvious historic significance and poorly maintained:
  2. Small, one story shack/office with enormous garage (truck sized doors) addition (painted dark brown with yellow trim); 23506 Frederick Road, Parcel 921; condemned for lack of indoor plumbing.

MET:mmr:08281



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board  
Office of the Chairman

August 9, 1989

Richard J. Ferrara, Director  
Montgomery County Department of Housing  
and Community Development  
51 Monroe Street, Suite 1009  
Rockville, MD 20850

Dear Rick,

Thank you for your memorandum concerning the Clarksburg Historic District (Locational Atlas Resource #13/10). We share your concern about the ongoing deterioration of a number of the structures within this proposed district and will gladly cooperate with your staff in pursuing remedies to this problem.

It has been the Planning Board's policy to evaluate historic resources in conjunction with overall area master planning efforts whenever feasible. Work on the Clarksburg Master Plan is beginning and the Preliminary Draft of this document is scheduled to be out in June, 1990. Under normal circumstances, all of the Clarksburg historic resources would be brought up for the Board's consideration at this time.

Because of your request and the deteriorating condition of the Clarksburg Historic District buildings, however, the Board will attempt to single out the district for earlier attention. The current work program for historic preservation planning issues is quite full, with two very large amendments scheduled for initiation this fall. Therefore, the most realistic opportunity for getting the Clarksburg Historic District on the Board's agenda will be in early 1990.

When we have scheduled a public hearing on the Clarksburg Historic District, we will send notice to all property owners and civic associations. We will also notify you and your staff.

If there is any assistance that we can provide you or your staff in terms of working with individual property owners or structures in the Clarksburg Historic District in the next few months--before the Planning Board's public hearing on this resource, please contact Gwen Marcus of our historic preservation planning staff at 495-4570.

Sincerely,



Gus Bauman  
Chairman

GB:glm

cc: Jeff Miskin, Acting Chairperson, HPC  
Jared Cooper, Staff Specialist, HPC  
Steve Poteat, Director  
Upcounty Services Center  
Jeanne Onufry, President  
Clarksburg Community Association

Lynn - FYI 7/27  
Two sites we are  
recommending for  
Clarksburg, MD. are of  
concern - Yeager's Prop is  
cut off by M-83 (Country Inn)  
and Shallow Cemetery in New  
Rd area - close to M intersection



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APPROVED SUBDIVISION  
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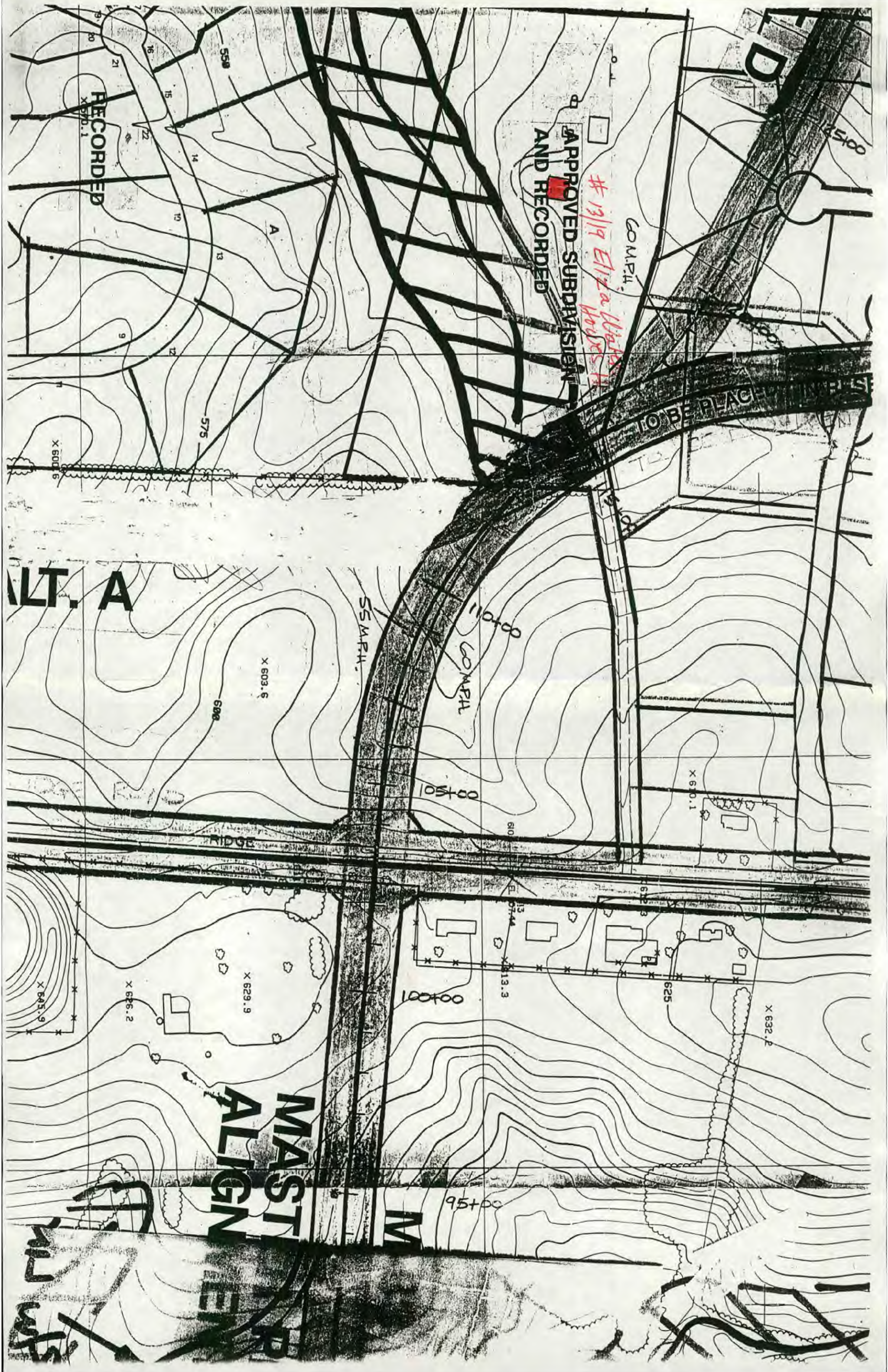
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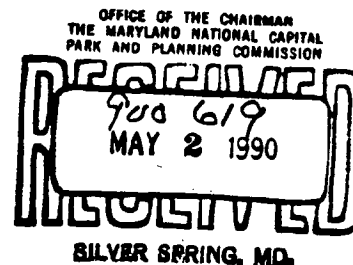




# Montgomery County Government

ROCKVILLE, MARYLAND 20850

Sidney Kramer  
County Executive  
(301) 217-2500  
TTY 217-6505



## MEMORANDUM

MAY 1 1990

TO: William E. Hanna, Jr., President  
Montgomery County Council

FROM: Sidney Kramer, County Executive *Original Signed By:  
Sidney Kramer*

SUBJECT: The Master Plan Amendment For Historic Preservation:  
Cedar Grove Historic District

This memo transmits to the Council the Planning Board's Final Draft Amendment to the Master Plan for Historic Preservation for the Cedar Grove Historic District.

This amendment process was initiated in December 1988 when a demolition permit application was submitted by the owners of the Upper Seneca Baptist Church parsonage. The church property consisted of a parsonage, a cemetery, and the church itself, which was the fourth oldest Baptist church in the state of Maryland and the most historically significant structure in the proposed district. After Planning Board review, the demolition permit was granted and the parsonage was demolished. The property on which the parsonage was located has been excluded from the current amendment.

Six remaining resources lie within the proposed district: the O. T. Watkins House and Cedar Grove Store, located west of Route 27 (Ridge Road), the church, and two Queen Anne homes plus an American four-square style home on the east side of Route 27.

I am recommending disapproval of this amendment. Although the individual structures have historical and architectural merit, I question the recommended designation of a district. I am concerned that this area is not representative of a historic district, both because there are too few structures to provide a cohesive mass of buildings, and because Route 27, as it is today, visually separates the community.

William E. Hanna, Jr.

Page 2

I am also concerned about the Amendment's relationship to the Council's future decisions on Route 27. As you know, Route 27 is master planned as a major road (M-27) with an ultimate right-of-way of 120 to 150 feet. This road is currently under evaluation by the State Highway Administration, as well as by the Planning Board and County staffs, as part of the Damascus and Clarksburg Master Plan Amendments. The central decision is whether to widen existing Route 27, which would further separate the proposed district, or whether feasible bypass alignments may be identified. I am concerned that designation of a district at this time would unnecessarily constrain our alternatives analysis.

The Planning Board recognized the problem of conflicting policy objectives and in its final draft recommended that decision makers designate the district now, but revisit the decision as part of the upcoming Master Plan Amendments. Because I question whether the area satisfies the criteria for a district whether Route 27 is widened or not, I believe the more prudent course is to disapprove the Amendment.

I do concur with the Planning Board's and the Historic Preservation Commission's judgment regarding the possible historic and/or architectural merits of the individual structures. Therefore, I recommend that the Council refer this Amendment back to the Historic Preservation Commission for an evaluation of the individual structures. This evaluation should include the Stinson House -- the noncontiguous resource located at 23351 Davis Mill Road.

I urge the Council to support this recommendation. Your action will allow us to develop a sound and consistent process for district designations that are truly representative of the County's cultural and architectural history. As always, staff from the Office of Planning Policies will be present at the public hearing and worksession to answer any questions you may have.

SK:eo

Attachment

cc: Montgomery County Planning Board ✓  
Historic Preservation Commission



FINAL DRAFT

AMENDMENT TO THE APPROVED AND ADOPTED  
MASTER PLAN FOR HISTORIC PRESERVATION IN  
MONTGOMERY COUNTY, MARYLAND

CEDAR GROVE HISTORIC DISTRICT

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1968 Clarksburg and Vicinity Master Plan (amended in 1985 and 1986); and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
March, 1990

Revised By:  
THE MONTGOMERY COUNTY EXECUTIVE  
(Date to be established)

Approved By:  
THE MONTGOMERY COUNTY COUNCIL  
(Date to be established)

ABSTRACT

TITLE: Final Draft Amendment to the Master Plan for  
Historic Preservation: Cedar Grove Historic District

AUTHOR: The Maryland-National Capital Park and Planning  
Commission, Montgomery County Planning Board

SUBJECT: Final Draft Amendment to the Master Plan for  
Historic Preservation: Cedar Grove Historic District

DATE: March, 1990

PLANNING AGENCY: The Maryland-National Capital Park and  
Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and  
Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

NUMBER OF PAGES: 5

ABSTRACT: This document contains the text, with supporting maps, for an amendment to the Master Plan for Historic Preservation in Montgomery County, which is an amendment to the 1968 Clarksburg and Vicinity Master Plan (amended in 1985 and 1986); being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland. This amendment designates one district as an historic site to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

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ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

William E. Hanna, Jr., President  
Isiah Leggett, Vice President  
Bruce Adams, Council Member  
Rose Crenca, Council Member  
Michael L. Gudis, Council Member  
Neal Potter, Council Member  
Michael L. Subin, Council Member

COUNTY EXECUTIVE

Sidney Kramer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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Margaret Yewell

HISTORIC PRESERVATION COMMISSION

Jeff Miskin, Chairman  
Joe Brenneman  
Adoria Brock Frei  
Philip Cantelon  
Bridget Hartman  
Steven Karr  
Cyril O'Brien  
Barbara Wagner  
Leonard Taylor

## MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private land-owners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

### Preliminary Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the preliminary draft.

### Final Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

### Adopted Amendment

The amendment approved by the County Council is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

## HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on The Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(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;
- 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.

## IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that an Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.



## THE AMENDMENT

The purpose of this amendment is to designate one district in Montgomery County on the Master Plan for Historic Preservation, thereby extending to it the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>
14/27	Cedar Grove Historic District	Intersection of Route 27 and Davis Mill Road (See map of boundaries)

### Historic Significance of the Resource:

Cedar Grove is significant as one of the few continuously operating rural crossroads communities serving farm families for over a century. Relatively unchanged over the years, it retains its original character and rural identity as a cohesive collection of 19th and early 20th century buildings that provide a community meeting place and focal point.

#### Historically...

- Cedar Grove was once a part of the 200 acre Oliver T. Watkins farm, purchased in 1851 from Watkins' uncle, Vincent Brewer. The original farmhouse, built at the time of the Civil War, stands near the road. A second, more sophisticated Victorian house was built by Watkins in 1871 and is located in the nearby Ovid Hazen Wells Park. It reflects Watkins' success as a farmer and businessman. This house is already listed as an individual site on the Master Plan for Historic Preservation.
- In 1877, Watkins built the first Cedar Grove general store and postoffice, which served area families as a meeting place and source of supplies. This building was at the same location as the current general store.
- In 1888, the Upper Seneca Baptist Church--the fourth oldest Baptist congregation in Maryland, founded in 1805--built a new church in Cedar Grove on a one acre parcel given to the church by Watkins' wife, Eleanor. The Watkins family is buried in the cemetery behind the church, as are generations of Cedar Grove families.
- James O. King bought the Watkins' store at Cedar Grove in 1901 and, in 1909, replaced the original structure with the current store. He also built several houses: 24311 Ridge Road before 1900, and 24301 Ridge Road in 1911. King continued the Watkins' tradition of living near his business by residing in 24301 Ridge Road while operating the Cedar Grove store. The house at 23351 Davis Mill Road was also built by the King family in 1912.

- In 1904, the Watkins' heirs sold additional land to the Upper Seneca Baptist Church for a parsonage built in 1916-17. It has recently been razed for the construction of a new church facility.

#### Architectural Significance of the Resource:

Architecturally, the Cedar Grove Historic District is characteristic of late 19th/early 20th century rural crossroads villages which were once common but are rapidly becoming extinct in the County. It is a part of an overall rural development pattern, which represents the County's period of agricultural prominence.

Typically these small rural centers contained a church and cemetery, general store and postoffice, sometimes a school, a few houses of vernacular architecture, and usually a blacksmith or wheelwright (later a gas station) to service local residents and travelers.

Land parcels, clustered at the intersection of two roads, generally lack uniformity of size or shape. Set-backs are irregular as are the side yards, which were ample enough for gardens, a few livestock and large family gatherings. There are no street grids, sidewalks or deep shoulders along the highway. The handful of houses are a mix of ages, styles, sizes, and materials. They extend in several directions from the crossroads and form a cohesive group. Cedar Grove is reflective of this type of crossroads, unaffected by modern infill.

Although the individual components of the district are modest, they are--when taken together--a significant and distinguishable entity that convey a historic sense of time and place.

The contributing resources in the historic district are:

- The Upper Seneca Baptist Church, a community landmark, is a fine example of late 19th century rural church architecture. It has been modified slightly over the past 100 years to include a basement (1937) and education annex (1954). It is a simple rectangular frame building with a front facing gable roof. Arched stained glass windows appear on front and side elevations. The cemetery is behind the church.
- 23401 Ridge Road, the James Obed King House, is a large Queen Anne-style structure with arched windows in the gable ends and a wrap-around front porch. It was built circa 1911.
- 23411 Ridge Road, the Obed/Beall House. Built prior to 1900, this simplified Queen Anne-style house is a cross-gable frame structure.

- 23406 Ridge Road, the Oliver T. Watkins House. This is the oldest structure in the district, having probably been built between 1865 and 1877. It is a two-story frame vernacular house with a standing-seam metal roof. It was built in two continuous sections and is united by a one-story, shed roof porch across the front facade.
- 23412 Ridge Road, the Cedar Grove General Merchandise Store, was built in 1909 to replace the original Watkins' store established on this site in 1877. A two-story frame, gable-front structure, it is one of a handful of commercial buildings from this period in the county, and is one of the few still functioning as a store.
- 23351 Davis Mill Road. This house is a two-story stuccoed American Four Square-style house built in 1912. It too was built by the King family and has had a very limited number of owners in its 78 year history. Although non-contiguous with the rest of the district, this resource is historically and architecturally connected.

Specifically excluded from the district is the site of the former church parsonage (Parcel P33) and the site of a proposed new church building (Parcel N77). Also excluded is the gas station (Parcel P981) adjacent to the Cedar Grove Store.

#### Planning Implications

Located midway between Damascus and Germantown, Cedar Grove is on the border of the Agricultural Reserve, but is also near areas of major new development. The adjoining Ovid Hazen Wells Park and the RDT zoning to the south and east of the district act as visual buffers, despite nearby suburban development. Cedar Grove still retains its rural character and vistas.

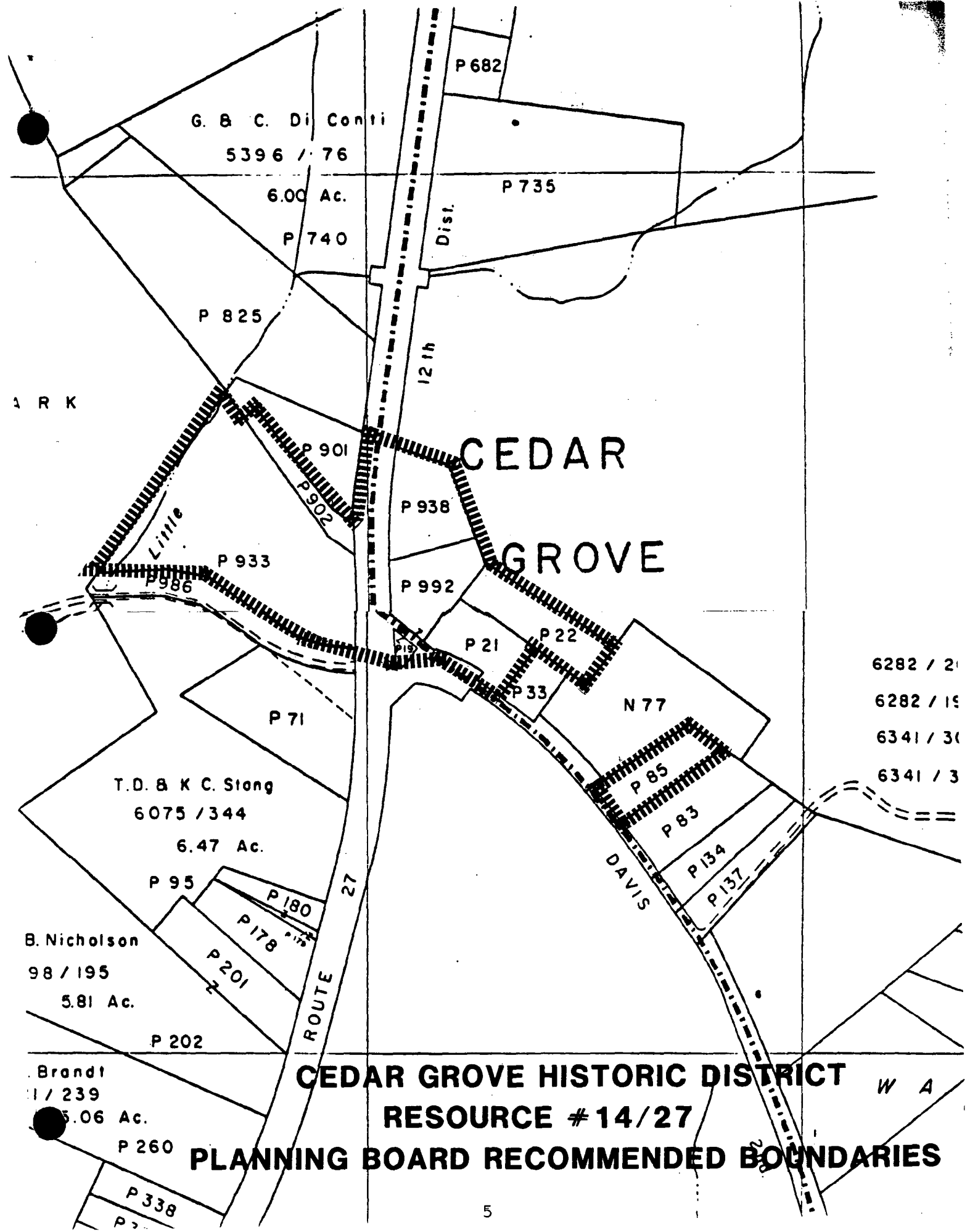
Ridge Road (Maryland Route 27) through Cedar Grove is classified on the Master Plan of Highways as a major highway. Presently it is a heavily traveled two-lane road. Its eventual widening would destroy Cedar Grove's cohesive character and would require the demolition or moving of several important structures.

However, Ridge Road may be an essential connector between areas in northern Montgomery County as well as adjoining counties, such as Howard and Frederick, and employment centers along the I270 Corridor. For this reason the Planning Board recommends that the historic designation of the the Cedar Grove Historic District be reviewed and revisited in connection with the Clarksburg and Damascus Bypass Master Plan processes.

## Conclusion

Cedar Grove is an excellent, intact, and identifiable example of a rural cross roads community reflecting the life and character of Montgomery County's rich agricultural heritage from 1870 to the present. The buildings in the district retain a high degree of their architectural and historical integrity.

Although the disposition of Route 27 will impact the district, it is important to identify this collection of structures as a cultural and historical resource, deserving of special consideration and protection.



G. B. C. Di Conti  
5396 / 76  
6.00 Ac.  
P 740

P 682

P 735

Dist.

12th

P 825

A R K

# CEDAR GROVE

P 901

P 902

P 938

P 992

P 933

P 986

P 21

P 22

P 33

P 71

N 77

P 85

P 83

6282 / 21  
6282 / 19  
6341 / 30  
6341 / 3

T.D. B K C. Slong  
6075 / 344  
6.47 Ac.

P 95

P 180

P 178

P 201

DAVIS

P 134

P 137

ROUTE 27

B. Nicholson  
98 / 195  
5.81 Ac.

P 202

## CEDAR GROVE HISTORIC DISTRICT RESOURCE # 14/27

W A

Brandt  
1 / 239  
5.06 Ac.

P 260

### PLANNING BOARD RECOMMENDED BOUNDARIES

P 338



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

April 4, 1990

Robin Russo  
Montgomery County Department  
of Environmental Protection  
250 Hungerford Drive  
2nd Floor  
Rockville, MD 20850

Dear Robin,

As a follow-up to our telephone conversation, I wanted to express my continued concern about the non-conforming use proposed for the property located at 26200 Frederick Road in Hyattstown.

As you know, Hyattstown is a historic district designated on the County's Master Plan for Historic Preservation. The property at 26200 Frederick Road is within the historic district and is zoned R-200. For a number of years, there was a gun shop and then an antique shop in the historic structure. These non-conforming uses were grandfathered and existed with little negative impact on the overall historic district.

Sometime last year, the antique shop closed and the property was put up for sell. The historic structure was vacant for some period of time--possibly six months. The property was then purchased by an individual who wishes to open a swimming pool store in the historic structure.

Although the previous antique shop and the proposed swimming pool store are both retail uses, they are very different types of uses--especially if the swimming pool establishment plans to extend the retail use to include models of various pool types on the property. The antique store is clearly a more restricted, less intense type of retail use.

The Zoning Ordinance disallows the continuance of non-conforming uses if they have been abandoned for six months or more, or if they include any extension of the non-conforming use of a structure or parcel, or if they involve a less restricted use than the previous use. Although I cannot personally confirm how long the historic structure at 26200 Frederick Road was vacant, I do feel that the proposed swimming pool store is both an extension of the previous non-conforming use of the property and is a less restricted retail use than the previous antique store.

As historic preservation planner for the Montgomery County Planning Board, I also feel that introduction of a swimming pool store--possibly with model pools--into Hyattstown would have a substantially different and very negative impact on the character of the historic district than did the antique store.

As your department continues its investigation of this case, I hope that you will take the concerns noted above into account. I would also appreciate it if you would keep me informed of any developments regarding this issue.

Thank you for your cooperation and I look forward to talking with you in the future.

Sincerely,



Gwen L. Marcus  
Historic Preservation  
Planner

cc: Doug Alexander, Chief  
Urban Design Division, M-NCPPC  
John Matthias, Acting Chief  
Community Planning North, M-NCPPC  
Gene Brooks, Coordinator ✓  
Community Planning North, M-NCPPC  
Jared Cooper, Staff Specialist  
Historic Preservation Commission  
Jeff Gross, Hyattstown Local Advisory Panel



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

April 9, 1990

Jean Arthur  
Legislative Analyst  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

Dear Jean,

The purpose of this letter is to request your assistance in property owner notification during the County Council's consideration of the Final Draft Amendment to the Master Plan for Historic Preservation: Clarksburg Historic District, which the County Executive recently forwarded to the Council. As we have previously discussed, the special nature of historic designation and its effect on property rights dictates that special care be given to notify all affected property owners of any public hearings on the historic/architectural significance of their property.

This Final Draft Amendment to the Master Plan for Historic Preservation addresses one historic resource - the Clarksburg Historic District - and recommends it for historic designation.

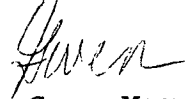
The Planning Board and staff would like to request that the owners of all of the properties being considered for historic designation be specifically notified in writing of the County Council public hearing which will be held to gain input on this Amendment to the Master Plan for Historic Preservation.

Attached is a list of all of the property owners affected by the historic preservation recommendations in this Clarksburg Amendment. These names and addresses were correct as of the Planning Board public hearing on this issue - you may want to confirm that the property has not changed hands in the interim.



Thank you for your attention in this matter and please let me know if you have any questions.

Sincerely,



Gwen Marcus  
Historic Preservation  
Planner

cc: Gus Bauman, MCPB  
John Matthias, Community Planning North  
Gene Brooks, Community Planning North ✓  
Bob Spalding, Community Planning North  
Jared Cooper, Historic Preservation Commission  
Delores Kinney, Office of Planning Policies

PROPERTY OWNERS: CLARKSBURG HISTORIC DISTRICT

Parcel P-9	William T. Hannan, et al c/o Romero & Donnelly, Inc. 2 Wisconsin Circle, Suite 400 Chevy Chase, MD 20815
23419 Frederick Rd., P-13	Clarksburg United Methodist Church Inc., Tr. 23425 Spire St. Clarksburg, MD 20871
Parcel P-44	Thomas W. Conley, et al 4939 Cordell Ave. Bethesda, MD 20814
Parcel P-65	Sol Rudden 23329 Frederick Rd. Clarksburg, MD 20871
23415 Spire St., P-66	Earle L. & A. E. Vail 23510 Slidell Rd. Boys, MD 20841
23411 Spire St., P-96	Byron L. & Irene Ward P. O. Box 82 Clarksburg, MD 20871
Parcel P-98	Sol Rudden P.O. Box 236 Clarksburg, MD 20871
23360 Frederick Rd., P-117	Robert L. Whalen P. O. Box 6 Clarksburg, MD 20871
23345 Frederick Rd., P-120	Malcolm S. McCune 23345 Frederick Rd. Clarksburg, MD 20871
Parcel P-121	John T. Hardisty 5316 Portsmouth Rd. Bethesda, MD 20816
23341 Frederick Rd., P-150	Michael J. Redgrave, Tr. 12303 Captain Smith Ct. Rockville, MD 20850
23350 Frederick Rd., P-152	Ebba H. Muller 1515 Jefferson Davis Highway Apt. 824 Arlington, VA 22202

23346 Frederick Rd., P-153	Wallace T. & A. J. Ashley 17708 Tree Lawn Dr. Ashton, MD 20861
23362 Frederick Rd., P-155	James I. Mullen 12705 Helen Rd. Silver Spring, MD 20906
23335 & 23329 Frederick Rd., P-176	Sol Rudden, et al 23329 Frederick Rd. Boys, MD 20841
23321 Frederick Rd., P-177	U. S. Postal Service P. O. Box 8610 Philadelphia, PA 19101
23200 Stringtown Rd., P-198	Jerry N. Rudden, et al 23329 Frederick Rd. Clarksburg, MD 20871
Parcel P-200	Clarksburg Land Assets Ltd. Partnership 5110 Nahant St. Bethesda, MD 20816
Parcel P-203	Sol Rudden, et al 22610 Clarksburg Rd. Clarksburg, MD 20841
23340 Frederick Rd., P-206	Albert B. & L. M. Randall 23340 Frederick Rd. Clarksburg, MD 20871
23311 Frederick Rd., P-233	Church of God at Clarksburg c/o The Rev. Jim Hamby Hammond Dr. Clarksburg, MD 20871
23330 Frederick Rd., P-228	Diamond Triangle II, Inc. 11112 Elon Ct. Bowie, MD 20715
23314 Frederick Rd., P-257	William R. & B. L. Watkins 11610 Piedmont Rd. Clarksburg, MD 20871
Parcel P-258	Rodney & A. T. Darby 6125 Tuckerman Ln. Rockville, MD 20852
23310 Frederick Rd., P-311	Gary & M. E. Poole 23310 Frederick Rd. Clarksburg, MD 20871

Redgrave Pl., P-333	Board of Education 850 Hungerford Dr. Rockville, MD 20850
Parcel P-340	Tsunie & C. Chanchien, et al c/o Tsunie Chanchien 10025 Sorrel Ave. Potomac, MD 20854
23515 Frederick Rd., P-814	Louise P. Clark 23515 Frederick Rd. Clarksburg, MD 20871
Parcel P-860 Parcel P-907	Clarksburg United Methodist Church Inc., Tr. 23425 Spire St. Clarksburg, MD 20871
23415 Frederick Rd., P-911	Wilbert T. & Helen B. Duncan 23415 Frederick Rd. Clarksburg, MD 20871
Parcel P-912	Lawrence A. Funt, et al c/o William T. Hannan Romero & Donnelly, Inc. 2 Wisconsin Circle, Suite 400 Chevy Chase, MD 20815
23421 Frederick Rd., P-913	Rosalie B. Willis P. O. Box 370 Clarksburg, MD 20871
Parcel 914	Elizabeth A. Lackey 18801 River Rd. Poolesville, MD 20837
23407 Frederick Rd., P-926	Ben Lewis Plumbing, Heating & A.C. P. O. Box 93 Germantown, MD 20874
23425 Spire St., P-960	Methodist Episcopal Church North, Clarksburg United Methodist Church 23429 Spire St. Clarksburg, MD 20871
23401 Frederick Rd., P-980	Thomas W. & S. A. Conley 4939 Cordell Ave. Bethesda, MD 20871
Parcel P-983	Burge W. & A. N. Burkett 23730 Frederick Rd. Clarksburg, MD 20871



AGENDA DATE: February 8, 1990

February 5, 1990

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Historic Preservation Planning Staff

SUBJECT: Final Draft Amendment to the Master Plan for Historic Preservation: Clarksburg Historic District

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STAFF RECOMMENDATION

Approve the Final Draft Amendment to the Master Plan for Historic Preservation for the Clarksburg Historic District for transmittal to the County Executive and County Council.

DISCUSSION

Attached, the Board will find a copy of the proposed Final Draft Amendment on the Clarksburg Historic District. Staff has attempted to incorporate all of the recommendations made by the Board at the public hearing/worksession into this document.

When the Board approves this Final Draft for transmittal, staff will prepare appropriate transmittal letters that will emphasize the time limitations on this particular amendment caused by the pending demolition permit on the Gibson House.

FINAL DRAFT

AMENDMENT TO THE APPROVED AND ADOPTED  
MASTER PLAN FOR HISTORIC PRESERVATION IN  
MONTGOMERY COUNTY, MARYLAND

CLARKSBURG HISTORIC DISTRICT

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1968 Clarksburg and Vicinity Master Plan (amended 1985, 1986); and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760  
February, 1989

Revised By:

THE MONTGOMERY COUNTY EXECUTIVE  
(Date to be established)

Approved By:

THE MONTGOMERY COUNTY COUNCIL  
(Date to be established)

ABSTRACT

TITLE: Final Draft Amendment to the Master Plan for  
Historic Preservation: Clarksburg Historic District

AUTHOR: The Maryland-National Capital Park and Planning  
Commission, Montgomery County Planning Board

SUBJECT: Final Draft Amendment to the Master Plan for  
Historic Preservation: Clarksburg Historic District

DATE: February, 1989

PLANNING AGENCY: The Maryland-National Capital Park and  
Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and  
Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

NUMBER OF PAGES: 11

ABSTRACT: This document contains the text, with supporting maps, for an amendment to the Master Plan for Historic Preservation in Montgomery County, being also an amendment to the 1968 Clarksburg and Vicinity Master Plan (amended 1985, 1986); and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland. This amendment designates an area of Clarksburg as the Clarksburg Historic District to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

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ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

William E. Hanha, Jr., President  
Isiah Leggett, Vice President  
Bruce Adams, Council Member  
Rose Crenca, Council Member  
Michael L. Gudis, Council Member  
Neal Potter, Council Member  
Michael L. Subin, Council Member

COUNTY EXECUTIVE

Sidney Kramer

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

John W. Rhoads, Chairman  
Gus Bauman, Vice Chairman

Montgomery County  
Planning Board

Gus Bauman, Chairman  
Richmond M. Keeney  
Nancy M. Floreen  
Carol G. Henry  
John P. Hewitt

Prince George's County  
Planning Board

John Rhoads, Chairman  
Roy I. Dabney, Jr.  
Samuel Y. Botts  
Morgan Wootten  
Margaret Yewell

HISTORIC PRESERVATION COMMISSION

Jeff Miskin, Chairman  
Joe Brenneman  
Adoria Brock Frei  
Philip Cantelon  
Bridget Hartman  
Steven Karr  
Cyril O'Brien  
Barbara Wagner  
Leonard Taylor

## MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private landowners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

### Preliminary Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the preliminary draft.

### Final Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

### Adopted Amendment

The amendment approved by the County Council is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

## HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on The Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(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;
- 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.

## IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that an Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

## THE AMENDMENT

The purpose of this amendment is to designate a portion of the community of Clarksburg as the Clarksburg Historic District on the Master Plan for Historic Preservation, thereby extending to the district the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

### INTRODUCTION

Clarksburg is one of the County's oldest and most significant early communities. The history of Clarksburg reflects the development and growth of the County as a whole: from its earliest development in the mid-1700's as a stagecoach stop between Frederick and Georgetown, through its heyday in the 19th century as the center of trade and industry for northern Montgomery County--growing to the third most populous town in the County in 1879, and finally its early 20th century importance as a rural center with a number of small hotels and boarding houses to accommodate the new automobile tourism.

Because of this unique and rich history, the Clarksburg community clearly meets a number of criteria of the Historic Preservation Ordinance for designation as a historic district on the Master Plan for Historic Preservation. Specifically:

1A. "Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation" as the community retains a large degree of its early 19th - early 20th century character and reflects the town's history as a center of trade, transport, and industry.

1D. "Exemplifies the cultural economic, social, political or historic heritage of the county and its communities" through its early buildings which were associated with town founder John Clark and other leading citizens of the 19th century period when Clarksburg was Montgomery County's third largest town.

2A. "Embodies the distinctive characteristics of a type, period or method of construction" through the district's intact collection of residential, commercial, and religious buildings which includes both vernacular and high style designs and which dates from the early 19th through the early 20th centuries.

2D. "Represents a significant and distinguishable entity whose components may lack individual distinction" as a group of buildings comprising a district which is important as a whole greater than the sum of its parts. The district's resources retain a large degree of their original relationship to one another.

In addition to the architectural and historical significance of the Clarksburg Historic District, there are a number of planning issues associated with the area which should be noted. Road

widenings and, most importantly, lack of sewer and water services could potentially threaten the preservation of Clarksburg's important historic resources.

The Clarksburg Historic District is centered on Route 355 at its intersection with Route 121. Most of the structures are located very close to the road--almost all would be within the right-of-way of Route 355, if it were to be widened as a Major Highway (its current classification).

In essence, the crossroads of Clarksburg currently cuts through the proposed historic district. However, a new crossroads may be formed with the future relocation of Route 121 to join with Stringtown Road and the construction of M-83. This shifting of the major crossroads and lessening of the traffic burden on Route 355 would complement the preservation of the historic district.

New development in and around the Clarksburg Historic District should be sensitive to the historic fabric of the area. Vehicular and pedestrian connections between the district and new neighborhoods are appropriate and should be accomplished within existing building patterns or through the sensitive relocation of contributing historic resources.

Water and septic issues have, in recent years, contributed to difficulties in preserving Clarksburg's historic resources. Historic properties receive no special treatment by the Health Department for well and septic requirements; rather all existing buildings are treated alike. Septic considerations are real, ongoing problems throughout the Clarksburg area because of poor percolation of the soils. It is the intention of this amendment to encourage the relevant agencies to seek creative solutions to these problems in order to enhance the long-term use and preservation of the buildings within the Clarksburg Historic District. The best efforts possible should be made to solve the sewer/septic problems for both the historic district and the broader community. It is critical that solutions be derived which provide for continuing viable use and rehabilitation where necessary of these valuable historic resources.

In conjunction with historic designation, it is essential to recognize and address the planning issues which have such a direct impact on the long-term future of the Clarksburg Historic District, one of the County's oldest and most historic towns. The comprehensive revision of the overall Clarksburg Master Plan may provide an appropriate opportunity to focus on and solve these problems, as well as a chance to successfully integrate the Clarksburg Historic District into the future development of the Clarksburg as a "Corridor City".

<u>Site #</u>	<u>Name</u>	<u>Location</u>
13/10	Clarksburg Historic District	Intersection of Frederick Road/MD 355 and Clarksburg Road/MD 121. (See map for district boundaries.)

Historic Significance of the Resource:

- o The Clarksburg Historic District is important as a linear grouping of early-19th to early-20th century buildings which reflect the community's prominence as a center of transport, trade, and industry for northern Montgomery County. It is among the County's earliest and most intact historic towns.
- o The area was initially developed by John Clark, who established a trading post at what was in the mid-18th century the intersection of two Indian trails. In the latter part of the century, the north-south trail became a major transportation route for travelers from Frederick to Georgetown. Clark purchased tracts of land along the Frederick-Georgetown road and by the early 1790s the land was divided into lots and the community became known as Clarksburg.
- o As a major stagecoach stop between Frederick and Georgetown, Clarksburg supported several inns and taverns. By the mid-1800s, the town also included general stores, a tannery and related leatherworking operations, a machine shop, blacksmiths, and wheelwrights. In 1879, Clarksburg had 250 residents, making it the third most populous town in Montgomery County.
- o Growth in Clarksburg declined in the late 1800s when the B & O Railroad bypassed the town for nearby Boyds. The advent of the automobile and improved roads brought something of an economic revival beginning in the 1920s. New boarding houses opened in town to accommodate the new auto tourism.
- o The district is predominantly characterized by vernacular Victorian wood frame buildings oriented towards Frederick Road (Rt. 355), to the north and south of the intersection with Clarksburg Road (Rt. 121), including several examples of high-style architecture. A number of early log buildings remain beneath later siding and/or additions. The collection of buildings continues to exist in the same mutual relationship as when they were first combined.



## Architectural Significance of the Resource:

### Contributing Resources

#### Day House

23200 Stringtown Road

- o Built in the American Foursquare style, this two-story, wood-frame house features a one-story, wrap-around porch.
- o The residence is believed to have been built in 1925 by Clarence P. and Dorothy L. Day.

#### Hammer Hill

23310 Frederick Road

- o This large, elaborately-executed, high-style Queen Anne residence has a three-story projecting front, one-story porch with turned posts and jigsaw trim, and double-paneled doors surrounded with transom and sidelights.
- o It was built c. 1891-1900 by Clarksburg physician Dr. James Deets and his wife Sarah. The name, Hammer Hill, comes from the tract name given to this land in 1752.

#### Columbus Woodward/John Wims House 23311 Frederick Road

- o A two-story vernacular frame building, this gable-roofed dwelling has a symmetrical three-bay facade featuring a front porch with turned posts and jigsaw ornamentation.
- o The house was built in two stages, with the rear portion built in the early-19th century. The current main block is believed to have been constructed c. 1892 when John H. Wims, a mail carrier and former slave, purchased the property. Columbus Woodward, a carpenter, was an occupant in 1879.

#### 20th Century House

23314 Frederick Road

- o A simple vernacular frame structure, this three-by-three bay, 1-1/2-story, gable-front residence has a Bungalow-influenced porch across the length of its main facade.
- o This dwelling is typical of those built from the 1910s to the early 1930s and is representative of the brief revival enjoyed by Clarksburg after the advent of the automobile.

#### Clarksburg Grocery

23329 Frederick Road

- o Built of rock-faced concrete block, this one-story, early-20th century store is a gable-front structure with a simple three-bay front porch. The building is augmented by a shed-roofed side addition.
- o The store was probably built in 1923 for Sarah E. Purdum, who sold the property the same year to E. Lillian and Elwood E. Barr.

Gardner House

23330 Frederick Road

- o An early-20th-century frame house, this cross-gabled Colonial Revival structure has a wrap-around porch which now exhibits late-Victorian influence in its jigsaw trim dating from a recent rehabilitation.
- o The residence was probably built in 1911 by John Gardner and his wife, Laura.

Clarksburg School

13530 Redgrave Place

- o A 1-1/2-story frame structure, the main facade of the rectangular school features a 1-1/2-story projecting pavilion which contains the double-door entrance. The pediment surmounting the doorway is echoed in a shingled pediment in the gable above. Narrow clapboards and tall windows give the building a vertical orientation.
- o The school is one of the last remaining examples of a two-room school in the County. It was in continuous use from 1909 to 1972 when it was moved 300 ft. to its current location. The school is on the same site as an earlier one-room school and is within 1/4 mile of the Clarksburg Academy (1833) site. The structure was listed on the National Register of Historic Places in 1975 and on the Montgomery County Master Plan for Historic Preservation in 1979.
- o The Clarksburg School is being included within the boundaries of the historic district because it is an important feature of the early town of Clarksburg and adds to the understanding and interpretation of this community's history.

Horace Willson House

23335 Frederick Road

- o This vernacular 1-1/2-story frame dwelling has a three-bay facade with two dormers set in the side-gable roof. The long, low front porch is supported by square wooden posts, and the front door is surmounted by a glass transom.
- o The house is associated with several of Clarksburg's leading citizens, especially members of the medical profession. The original (rear) portion was likely built c. 1800 by Dr. John Reid, then sold to physician Dr. Horace Willson who served in the State House of Delegates (1831-1832) and in the State Senate (1838-1841). Willson constructed the large front section of the house between 1827 and 1845; the current front porch dates from the early 20th century.

Leonidas Willson House

23340 Frederick Road

- o This two-story dwelling has a three-bay facade and eaves-front roof with center gable. Fine Italianate detailing is exhibited in its bracketed eaves, molded lintels, chamfered porch posts connected by flattened

arches, and double-door entry with transom and sidelights surmounted by a pair of windows.

- o The earliest (rear) portion of the house was constructed in the beginning of the 19th century. The present main block was built c. 1840 by prominent Clarksburg merchant William Willson who operated the town's general store. From 1869 to 1911, the house was owned by leading citizen Leonidas Willson (William's son) and his wife Maria Willson. During the 1920s, the Boxwood Inn, a boarding house, was operated here by Mr. and Mrs. Howard Miles.

#### Willson's Store

23341 Frederick Road

- o A 2-1/2-story frame store, the building was constructed in two sections: the major one has a front-gabled facade and the lesser side section has a flat roof. Both portions are joined by a four-bay porch with five metal poles and two sets of stairs corresponding to separate sets of double doors.
- o The first section of this building appears to have been built around 1842 by William Willson, son-in-law of John Clark, founder of Clarksburg. The site is where Clark had established the town's first trading post. The building, whose second section was built sometime after 1860, served as trading post, general store, post office, and community gathering place. Willson family members owned the property for over 130 years.

#### Old Parsonage

23345 Frederick Road

- o Italianate in style, this two-story, side-gable residence features a bracketed cornice, prominent window surrounds, and a central door with transom.
- o The building, constructed c. 1856-1865, was used by the Methodist Episcopal Church as a parsonage until 1915, when 23407 Frederick Road was built.

#### Clark/Waters' House

23346 Frederick Road

- o A 2-1/2-story, Italianate-style frame residence, the building's five-bay symmetrical facade is characterized by small scrolled brackets at the eaves, denticulated porch cornice, and wide, flat window lintels.
- o An important example of Clarksburg's early architecture, the house is associated with John Clark, town founder, who probably built the original section (said to be part log) in 1797. The building was enlarged and updated in the 1840s, by Clark's daughter and son-in-law Mary and William Willson.

Elizabeth Powers House

23360 Frederick Road

- o This 2-1/2-story vernacular frame dwelling has a three-bay facade which features a denticulated cornice and a simple central doorway with portico flanked by two pairs of double windows.
- o The structure was built in two stages, with the rear portion constructed c. 1820 by Henry Burnside who established an adjacent tannery, a major industry in Clarksburg. Issac and Elizabeth Powers (Clarksburg postmistress) purchased the property in 1831 and added the present main block around 1840.

John Gibson House

23362 Frederick Road

- o This two-story frame house includes impressive architectural detailing--among the most elaborate in Clarksburg: an early hip roof, segmentally-arched and shuttered windows, and intricate jigsaw trim decorating the porch, cornice and window hoods. The three bay facade features a transom and sidelighted central entry.
- o The house was probably constructed about 1840 by John Winemiller, Jr., who operated an adjoining tannery. The tanning business was one of the major industries in Clarksburg in the 19th century.
- o The house's subsequent owner was John Gibson who operated the Nichols & Gibson General Store and who may have been associated with the Gibson Hotel--a large Victorian hotel which was destroyed by the construction of the current Route 121.
- o Septic problems have prevented the rehabilitation of the Gibson House. Provision of septic service is essential to the existence of this property.

Clarksburg Methodist Episcopal Church

23425 Spire Street

- o This 1-1/2-story, frame, Gothic Revival church is distinguished by pointed-arch window and door openings and open pointed arches on all four sides of the 2-1/2-story bell-tower.
- o This congregation is one of the oldest continuous Methodist congregations in Montgomery County. John Clark, founder of Clarksburg, was a Methodist and a leader in organizing the church in 1788. A log chapel was built on this site in 1794, a brick structure in 1853, and the present frame church in 1909.

W.J. Dronenburg House

23401 Frederick Road

- o This front-gable, 2-1/2-story house is Clarksburg's only early brick residence. Numerous additions and alterations have severely compromised the original character of the building.
- o William Dronenburg, the town's leading blacksmith, constructed the house around 1865. Historically the house is a reminder of the 19th-century industrial/commercial importance of Clarksburg.

Methodist Episcopal Church  
Parsonage

23407 Frederick Road

- o A good example of the American Foursquare style, the frame house is characterized by its simple, two-story, cubic form, hipped roof and dormer windows on each elevation. A five-bay porch extends beyond the length of the main facade.
- o The parsonage was built in 1914 by the Trustees of the Montgomery County Circuit of the Methodist Episcopal Church. It was sold by the church in 1941.

John Leaman House

23415 Frederick Road

- o This house was constructed in two stages. The earliest, front section is a clapboarded, 1-1/2-story log structure. A large 2-1/2-story rear frame addition was built in the late-19th century.
- o The structure is one of the few remaining log buildings in the community. Historically the house is associated with Thomas Kirk who probably built and sold it in 1801. Local carpenter Wattee Williams purchased the property in 1818 and he or his family owned the house through most of the period until 1866. Another carpenter, John Leaman, purchased the property in 1871 and the Leamans had the rear addition built around 1890.

William Hurley House & Shoe Shop

23421 Frederick Road

- o The house is a 1-1/2 story frame gabled vernacular structure with six-over-six windows. The shoe shop is a simple two-by-one bay 1-1/2-story frame structure with a side-gable roof.
- o Constructed in two parts, the frame dwelling may contain an early log section. The original rear portion was built about 1800 by Arnold Warfield. The Hurley family added the front section of the house around 1872. The shoe shop was probably built around 1842, and housed Helen Hurley's millinery shop in the early-20th century. Hurley family owners, included shoemaker William Hurley and Clarksburg Brass Band organizer J. Mortimer Hurley.

Lewis/Soper House

23515 Frederick Road

- o This large Victorian influenced two-story, eaves-front frame house is three bays wide and features a center gable and double entrance doors.
- o Typical of late-nineteenth-century, rural, vernacular dwellings in the county, the structure was probably built in 1890 by William W. Lewis. It was owned by William and Mary Soper during much of the first half of the 20th century.

Non-Contributing Resources

United States Post Office

20871 Frederick Road

- o Built in the 1960s, the Post Office is a one-story brick and steel structure whose main facade is composed largely of a window wall.

House

23356 Frederick Road

- o A 1-1/2-story Cape Cod structure, this house has had numerous alterations including stucco siding, new windows and door openings, and a one-story, shed-roofed, side addition with roof deck.

House

23411 Spire Street

- o This one-story, brick-sided, ranch-style house built in the 1950s has rectangular massing with a side-gable roof and attached two-car garage.

House

23415 Spire Street

- o A one-story, aluminum-sided, ranch-style house built in the 1950s, the L-shaped structure has an attached one-car garage.

House

23419 Spire Street

- o This 1-1/2-story, Bungalow-style house has a three-bay, eaves-front facade marked by a three-bay front porch. The structure was built in the 1920s-30s.

District Boundaries:

The boundaries of the Clarksburg Historic District include the major concentration of extant 19th and early-20th century residential and commercial structures. Among these are the shoe shop, the blacksmith's house, several stores, a church and two parsonages, all of which speak to the history of a thriving 19th century community.

Clarksburg historically was a linear community with narrow building lots all facing on and related to a major north-south route, Frederick Road (MD 355). The historic district boundaries largely follow this linear development pattern. The introduction of Route 121 in the 1950s bisected the town and changed the perceived character of the area to that of a crossroads. Historically, however, the northern and southern sections of Clarksburg were a cohesive whole with shops, homes and businesses throughout.

At the literal and figurative heart of the community was the Methodist Episcopal Church with its first parsonage along Frederick Road to the south and its newer parsonage built in the early 20th Century--also on Frederick Road--slightly to the north. Interestingly, the land in the triangle formed by Spire Street and Frederick Road, (and now Route 121) has, for much of its history, been vacant. For a period of time there was a Methodist Church South located in this vicinity, but most of this land has always been vacant.

It is the intention of this amendment to provide for lenient review by the Historic Preservation Commission of changes to or demolition of the non-contributing properties within the district. In particular, changing needs of the Methodist Church could necessitate expansion of its facilities onto the adjacent parcel, P-13, which is currently the site of a non-contributing structure. It is not the intention of this amendment to prohibit such an expansion. New construction within the district would be reviewed by the Historic Preservation Commission, under the provisions of the Historic Preservation Ordinance.

In addition, the intention of including vacant parcels within the district boundary is not to impede development of these properties, but rather to assure that new development is in keeping with and complements the character of the historic area. It would be appropriate, in fact, to encourage the relocation of threatened historic resources in other parts of the Clarksburg planning area to the vacant parcels within the historic district.





**PUBLIC HEARING  
FOR  
PRELIMINARY DRAFT AMENDMENT  
TO THE  
MASTER PLAN FOR HISTORIC  
PRESERVATION  
CLARKSBURG HISTORIC DISTRICT**

January 18, 1990

7:30 P.M.

MONTGOMERY COUNTY REGIONAL OFFICE AUDITORIUM  
8787 GEORGIA AVENUE  
SILVER SPRING, MD 20910

Thank you for testifying on the Preliminary Draft Amendment to the Master Plan for Historic Preservation Clarksburg Historic District. The following time guidelines will be observed:

- o Government/Official Representatives..... 7 min.
- o Groups/Associations..... 5 min.
- o Affected property owners..... 5 min.
- o Individuals..... 3 min.

The timer includes a green, yellow, and red light. At the yellow light and the tone, you have one minute remaining. At the red light, please finish your thought.

Time may be ceded to another person or group, up to a total of 30 minutes, but the person ceding time must be present at the hearing. We encourage coordinated testimony and appreciate having one or two spokespersons for a group. Time used for questions by Board members will not be deducted from your time.

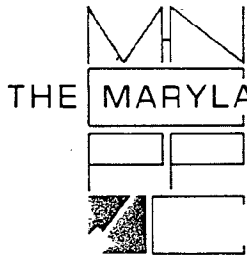
Written testimony is appreciated also, and will be read by the Board members. If you turn in written testimony, please provide 10 copies. Thank you for your cooperation.

No.	Time	Name	Representing
Y 1.	7	Jeff Miskin	Historic Preservation Commission
Y 2.	3	Mary Ellen Poole	Individual
help!! 3.	5	Tim Mullen	Property owner/P155
Y 4.	5	Albert Randall	Property owner
Y 5.	3	Linda Randall	Individual
Y 6.	5	Anita Ashley Earl Vail - Spire Street	Property owner

Clarksburg Historic (Cont'd)  
 January 18,, 1990  
 Page 2.....

Y	7.	3	Vernon Vail.....	Individual
Y	8.	3	Gloria Winter.....	Individual
Y	9.	3	✓ Joann <sup>Snowden</sup> Woodson.....	Individual
-	10.	3	Parker Poole	Individual
-	11.	5	Anita Poole	Property owner
Y	12.	3	B.W. Burkett, Jr.	Individual
Y	13.	3	✓ Shelly Connolly	Individual
(N)	14.	5	Eric Rudden	Property owner -
-	15.	5	Thomas Conley	Property owner
(N)	16.	5	Clark Warfield	Clarksburg United Methodist Church
/	17.	5	Robert Sherwood	Property owner
Y <del>18/11</del>	18.	5	✓ Jeane Onufry	Clarksburg Community Association
Y	19.		Gary Poole	
ETA 9:35			Bonny ward Willard	
Y	20.		William Hannan	
(N)	21.		Michael Slay	
Y	22.			

b:clarksbu



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

Montgomery County Planning Board  
Office of the Chairman

August 9, 1989

Richard J. Ferrara, Director  
Montgomery County Department of Housing  
and Community Development  
51 Monroe Street, Suite 1009  
Rockville, MD 20850

Dear Rick,

Thank you for your memorandum concerning the Clarksburg Historic District (Locational Atlas Resource #13/10). We share your concern about the ongoing deterioration of a number of the structures within this proposed district and will gladly cooperate with your staff in pursuing remedies to this problem.


It has been the Planning Board's policy to evaluate historic resources in conjunction with overall area master planning efforts whenever feasible. Work on the Clarksburg Master Plan is beginning and the Preliminary Draft of this document is scheduled to be out in June, 1990. Under normal circumstances, all of the Clarksburg historic resources would be brought up for the Board's consideration at this time.

Because of your request and the deteriorating condition of the Clarksburg Historic District buildings, however, the Board will attempt to single out the district for earlier attention. The current work program for historic preservation planning issues is quite full, with two very large amendments scheduled for initiation this fall. Therefore, the most realistic opportunity for getting the Clarksburg Historic District on the Board's agenda will be in early 1990.

When we have scheduled a public hearing on the Clarksburg Historic District, we will send notice to all property owners and civic associations. We will also notify you and your staff.

If there is any assistance that we can provide you or your staff in terms of working with individual property owners or structures in the Clarksburg Historic District in the next few months--before the Planning Board's public hearing on this resource, please contact Gwen Marcus of our historic preservation planning staff at 495-4570.

Sincerely,

  
Gus Bauman  
Chairman

GB:glm

cc: Jeff Miskin, Acting Chairperson, HPC  
Jared Cooper, Staff Specialist, HPC  
Steve Poteat, Director  
Upcounty Services Center  
Jeanne Onufry, President  
Clarksburg Community Association

bc: *Gene Brooks*

# MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 3, 1989

## MEMORANDUM

TO: Melissa Banach, Chief, CPN  
Gene Brooks, Coordinator, CPN  
Doug Alexander, Chief, Urban Design

FROM: Gwen Marcus, Historic Preservation Planner  
Urban Design Division

SUBJECT: Evaluation of Clarksburg Historic Resources

-----

Attached you will find a draft letter to Rick Ferrara which is in response to his request that we evaluate the Clarksburg Historic District as soon as possible. Please give me your comments on this letter by Monday, August 7th, so that I can forward it to the Chairman's office.

So that we are all on track, I would like to briefly outline what I see as the gameplan for looking at the historic resources within the Clarksburg planning area and near the Damascus By-Pass. Most of this information has been discussed with each of you individually, but I think it is useful to have it in writing.

We are dealing with a large number of Atlas resources that need to be evaluated by the Planning Board--44 to be exact. There are 23 within the Clarksburg Planning Area, including the proposed historic district, and 21 that could be potentially be affected by different road options being considered for the Damascus By-Pass (not counting the Cedar Grove Historic District that has already been reviewed by the Planning Board).

Of these 44 resources, only 7 have been reviewed by the Historic Preservation Commission to date. I am working with the HPC to get the other 37 reviewed this fall.

As mentioned in the attached Ferrara memo, the Clarksburg Historic District will be separated out from the rest of the resources and will be reviewed on an earlier schedule. My proposal for dealing with the remaining 43 resources is as follows:

The Clarksburg historic resources would be evaluated using the same process that was employed for the Germantown sites. The names, locations, brief descriptions, and HPC recommendations for each of the remaining 43 resources would be included in the Preliminary Draft of the Clarksburg Master Plan. Owners of these 43 properties would be notified of the public hearing on the Clarksburg Preliminary Draft Master Plan. After this public hearing, a worksession on the historic resources component of this plan would need to be scheduled (because of the large number of resources, it may be necessary to consider the properties over two different worksessions). One week before this worksession(s), I will provide a staff recommendation concerning the historic resources. The Board would make its recommendations at this worksession(s). These recommendations would then be forwarded to the County Executive and County Council, either as part of the overall Clarksburg Master Plan or as a separate Final Draft Amendment to the Master Plan for Historic Preservation. The decision on how to forward the Planning Board's recommendations can be made at the historic resources worksession.

This would mean that the majority of my staff work on the Clarksburg historic resources would take place next summer. Obviously, some work is currently going on in conjunction with providing support to the HPC as they evaluate the Clarksburg resources. In addition, some staff work will be necessary to compile the information for the Preliminary Draft Amendment and to send out the public hearing notices to all affected property owners. However, the most intense work period is during the development of our staff recommendations and that would take place after the public hearing in ~~June~~<sup>July</sup>, 1990.

Please let me know what you think of my proposed approach to the Clarksburg historic resources. I would like to get your comments as soon as possible so that I can adjust my work program accordingly.

**DRAFT**

August 8, 1989

Richard J. Ferrara, Director  
Montgomery County Department of Housing  
and Community Development  
51 Monroe Street, Suite 1009  
Rockville, MD 20850

Dear Rick,

Thank you for your memorandum concerning the Clarksburg Historic District (Locational Atlas Resource #13/10). We share your concern about the ongoing deterioration of a number of the structures within this proposed district and will gladly cooperate with your staff in pursuing remedies to this problem.

It has been the Planning Board's policy to evaluate historic resources in conjunction with overall area master planning efforts whenever feasible. Work on the Clarksburg Master Plan is beginning and the Preliminary Draft of this document is scheduled to be out in June, 1990. Under normal circumstances, all of the Clarksburg historic resources would be brought up for the Board's consideration at this time.

Because of your request and the deteriorating condition of the Clarksburg Historic District buildings, however, the Board will attempt to single out the district for earlier attention. The current work program for historic preservation planning issues is quite full, with two very large amendments scheduled for initiation this fall. Therefore, the most realistic opportunity for getting the Clarksburg Historic District on the Board's agenda will be in early 1990.

When we have scheduled a public hearing on the Clarksburg Historic District, we will send notice to all property owners and civic associations. We will also notify you and your staff.

If there is any assistance that we can provide you or your staff in terms of working with individual property owners or structures in the Clarksburg Historic District in the next few months--before the Planning Board's public hearing on this resource, please contact Gwen Marcus of our historic preservation planning staff at 495-4570.

Sincerely,

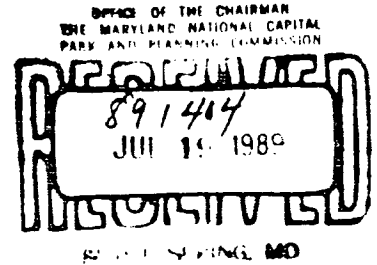
Gus Bauman  
Chairman

GB:glm

cc: Jeff Miskin, Acting Chairperson, HPC  
Jared Cooper, Staff Specialist, HPC  
Steve Poteat, Director  
Upcounty Services Center  
Jeanne Onufry, President  
Clarksburg Community Association



M E M O R A N D U M



TO: Gus B. Bauman, Chairman  
Montgomery County Planning Board

FROM: Richard J. Ferrara, Director *RJF*  
Department of Housing and Community Development

DATE: July 7, 1989

SUBJECT: Demolition By Neglect - Clarksburg Atlas District  
Properties

In accordance with Chapter 24-A - 9(b) of the Montgomery County Code, which addresses demolition by neglect of historic resources listed in the Locational Atlas, the Historic Preservation Commission has requested that the County undertake "Demolition by Neglect" proceedings in connection with a property located at the southwest corner of Routes 355 and 121, in the Clarksburg Atlas District. The property owner has failed to maintain the structure according to the minimum standards set forth in this chapter and subsection, as outlined in a memorandum from the Commission to our Division of Code Enforcement, dated June 23, 1989. According to a Memorandum of Understanding between the Department of Environmental Protection and the Department of Housing and Community Development, dated December 18, 1985, when a property owner is cited for failing to comply with the provisions set forth in 24A - 9, it is the responsibility of DHCD's Division of Code Enforcement to follow through with enforcement.

In the case of citations involving Atlas sites or districts, we cannot proceed with enforcement until a determination has been made as to whether the subject property will be included in the Master Plan for Historic Preservation. Pursuant to this requirement, I am requesting that the Planning Board schedule the evaluation of the Clarksburg Historic District on its calendar at the earliest opportunity. The Historic Preservation Commission has already evaluated the district; their comments were forwarded to the Planning Board in August, 1984 (see attached HPC transmittal). //

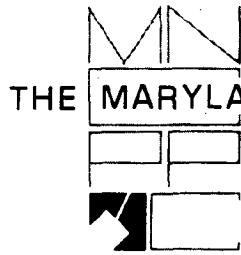
If the Planning Board should make a positive recommendation, and the subject property, either individually or as part of the district, is ultimately approved by the County Council as a Master Plan amendment, our staff will proceed with the Demolition by Neglect citation. If, however, the Planning Board determines that the district or site will not be included in the Master Plan, the law will not apply, and the proceedings will be terminated. At that point, we would likely order the structure demolished under the Housing Code.

I would also point out that there are a number of other structures located in the Clarksburg Atlas District which, though they may not be historically significant, are in a state of advanced deterioration. These are described in the attached memorandum from Melvin Tull of the Division of Code Enforcement. As you can see, several buildings in the area have already been condemned for various violations of the Housing Code. The Clarksburg community is quite unhappy about the length of time during which neither the Demolition by Neglect Ordinance nor the Housing Code has been enforced, due to the delay in arriving at a final decision on this matter. Your cooperation in bringing this matter to a conclusion will be most appreciated.

Should you have any questions or concerns, please do not hesitate to contact me or our Historic Preservation Specialist, Jared Cooper, at 217-3625.

RJF:JC:av:1213E

cc: Jeff Miskin, Acting Chairperson, HPC  
Steve Poteat, Director  
Upcounty Services Center  
Jeanne Onufry, President  
Clarksburg Community Association  
Gene Brooks, Planner, MNCP&PC



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Agenda Date: March 30, 1989

March 28, 1989

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Historic Preservation Planning Staff *JEM*

SUBJECT: Staff Recommendations on the Preliminary Draft Amendment to the Master Plan for Historic Preservation: Cedar Grove Historic District

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STAFF RECOMMENDATION

Approve the Cedar Grove Historic District for designation on the Master Plan for Historic Preservation with the district boundaries being those delineated as "Alternative A" in the Preliminary Draft Amendment.

BACKGROUND

The Cedar Grove Historic District is identified on the Locational Atlas as Resource #14/27. Until very recently, this resource had not been evaluated by the Historic Preservation Commission (HPC). In December of 1988, the Upper Seneca Baptist Church requested permission from DEP to replace the existing parsonage building with modular classroom units. As required by Section 24A-10 of the Historic Preservation Ordinance (Moratorium on Alteration or Demolition), the Planning Board held a public hearing on February 2, 1989 to consider the architectural and historical significance of the parsonage building.

During the course of discussing the church's property and plans for new construction at the February 2nd Board meeting, it was discovered that the parcel on which the parsonage building is located--P 33--is not a recorded lot. Thus, a building permit can not be issued until the property is subdivided and recorded.

Given that the modular classrooms owned by the church can not be installed on P 33 until the subdivision process is completed, the Board felt it would be advantageous to evaluate the entire Cedar Grove Historic District before making a final determination on the significance of the parsonage building. The

Board, therefore, held the record of the February 2nd public hearing open and directed staff to proceed as quickly as possible with a Preliminary Draft Amendment on the full Cedar Grove Historic District.

Staff compiled a Preliminary Draft Amendment for the Cedar Grove Historic District and distributed it in accordance with the provisions laid out in Section 33A of the Montgomery County Code (Planning Procedures). A public hearing for March 30th was duly advertised and noticed.

As part of this process, staff requested that the HPC evaluate the Cedar Grove Historic District. This evaluation took place on March 2, 1989 and the draft minutes of this meeting, as well as the HPC's formal recommendations on the resource, are included in the Board's packet. The HPC recommended the Cedar Grove Historic District for historic designation under ordinance criteria 1A, 1C, 1D, 2A, and 2E and recommended that the boundaries for the district should be those shown in "Alternative B" of the Preliminary Draft Amendment.

#### STAFF ANALYSIS

Staff concurs with the HPC in recommending the Cedar Grove Historic District for designation on the Master Plan for Historic Preservation, but recommends that the boundaries for the district should be those shown in "Alternative A" of the Preliminary Draft Amendment.

In recommending this resource for designation, staff would like to emphasize that Cedar Grove is an excellent example of a rural crossroads community which has not been greatly altered or intruded upon by new construction. As such, it is both important to the history of Montgomery County and represents a significant cultural amenity.

The proposed Cedar Grove Historic District was, at one time, all part of a large farm owned by Oliver T. Watkins. In 1851, Watkins acquired 200 acres from his uncle, Vincent Brewer. The 1878 Hopkins Atlas shows two O.T. Watkins houses in the Cedar Grove area--one near the road and one farther to the west. It also shows a Watkins store and postoffice near the road. Watkins established the town's first postoffice in his store in 1877. In addition to showing the locations of Watkins' properties, the Hopkins Atlas includes an ad for Watkins' business which reads, "Cedar Grove, Oliver T. Watkins, Dealer in General Mdse., Country Produce taken in Exchange for Goods--Dry Goods, Boots, Shoes, Liquors, etc." Watkins thrived as a farmer and businessman--the size and architectural sophistication of his larger home in what is now Wells Park (Master Plan Site #13/3) stands as a testimony to his success and stature in the community.

In 1888, the Upper Seneca Baptist Church was built on a one acre parcel which was given to the church by Watkins' wife, Eleanor. The addition of the church to this crossroads community

1

increased Cedar Grove's importance as a rural center. Not only did the residents of surrounding farms come to Cedar Grove to buy goods in the general store and to pick up their mail, they also came to the crossroads to worship. In this rural, farming area, Cedar Grove was definitely a focal point and gathering place.

In 1894, Watkins died and his property was sold off by his heirs. The Watkins family retained the house by the road until 1913, but did sell the larger residence. The store was sold to James O. King in 1901 and King replaced the original structure with the current store in about 1909. The existing Cedar Grove Store is only one of a handful of retail buildings from this era which still exist in Montgomery County.

James O. King also built two houses in the area--24311 Ridge Road was built prior to 1900 and 24301 Ridge Road was built in 1911. King and his wife, Alma, lived in the residence at 24301 Ridge Road while operating the Cedar Grove Store, thus continuing into the 20th Century the practice begun by the Watkins family of a local storekeeper who both operated Cedar Grove's only business and lived in the community. The Watkins heirs also sold an additional 1/2 acre parcel of land to Upper Seneca Baptist Church in 1904 and the church built a parsonage on this property in 1916-17.

Cedar Grove has remained relatively unchanged over the years. It is still a very small community of homes, centered on an active general store and church. Unlike other historic districts that have been considered, there are basically no "non-contributing resources" within the proposed district--there has been very little new construction in the area over the last 50 years. Some alterations have been made to the contributing resources within the proposed district, but these alterations have not been so major as to destroy the architectural and historical integrity of the area.

Like only a few other small crossroads communities in Montgomery County, Cedar Grove is a rare survivor of an earlier time. It is a significant and distinguishable entity, whose individual components are modest, but which--as a whole--portrays a vivid and accurate picture of the history of rural life in the county.

There are two sets of alternative boundaries for the Cedar Grove Historic District described in the Preliminary Draft Amendment. Staff is recommending "Alternative A" because it best retains the major grouping of contributing historic resources. "Alternative B" includes parcel N 77 which is going to be the site of a new church building. This alternative also includes an early 20th Century house on Davis Mill Road within the district. Staff feels that, although the early 20th Century house on Davis Mill Road is an attractive structure that is representative of its era, the benefit of adding this house to the district does not make up for the intrusion of a contemporary church building into what is now an extremely intact enclave of historic resources.

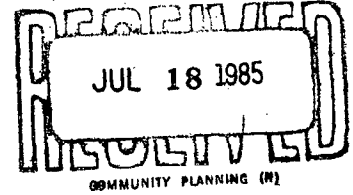
The boundaries as outlined in "Alternative A" are intended to include as broad a variety of historic building types as possible. The purpose of this is to provide a sense of Cedar Grove's diversity as a community--with a store, houses, postoffice, and religious structures--and to reflect the village's evolution over the latter part of the 19th Century and into the early 20th Century. It is important to recognize Cedar Grove as a community that has developed and grown through different eras, all of which are important in interpreting the history of this community and of the county.

One planning issue which the Board must consider in evaluating the Cedar Grove Historic District is the effect of the potential widening of Route 27 on the area. Route 27 is shown on the Master Plan of Highways as a Major Highway. The existing Clarksburg Master Plan calls for it to become a six lane road. There are other studies currently going on in conjunction with the revision and update of the Clarksburg Master Plan which may call for different road patterns and intensity of use on Route 27--the question of the Damascus By-Pass has yet to be resolved. However, Route 27 is at the top of the Board's priority list for project planning by the State Highway Administration and it is anticipated that this planning may begin in July of 1990. If a 150' right-of-way for a six lane highway is required, a number of the structures in Cedar Grove will be either taken or adversely affected.

02-03-11

July 18, 1985

THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION



TO: Melissa  
FROM: Susan Cianci  
RE: Moneysworth Farm

Below is brief, but pertinent, information regarding Moneysworth Farm. as provided on the Maryland Historic Trust Worksheet prepared by M. Dwyer, October, 1975. If I can provide any further information, let me know.

Architecture of house is 18th Century "Tidewater", adapted to frontier conditions. The Warfield Log House near Damascus is the only other house remotely resembling this structure in Montgomery and PG Counties.

Survey certificates refer to the Old Sinequa Indian Trail here which eventually became Route 355, the oldest road in Montgomery County. This area is the only location away from the Potomac River where Indian artifacts have been found in meaningful numbers. This tract of land was traversed by General Braddock's troops in 1755 during their march to Fort Duquesne.

02-03-11  
Clarksburg

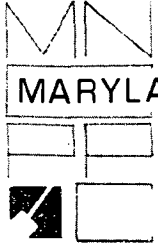
MONEYSWORTH FARM\*

Architecture of the house is 18th Century "Tidewater", adapted to frontier conditions. The Warfield Log House (in ruinous state) near Damascus is the only other house remotely resembling this structure in Montgomery and PG Counties. Moneysworth is probably the only real representative 18th century structure still lived in, in Montgomery County.

Survey certificates refer to the Old Sinequa Indian Trail here which eventually became Route 355, the oldest road in Montgomery County. This area is the only location away from the Potomac River where Indian artifacts have been found in meaningful numbers. This tract of land was traversed by General Braddock's troops in 1755 during their march to Fort Duquesne.

\*Information prepared by M. Dwyer, October, 1975.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20907

MEMORANDUM

Date: July 15, 1985  
Agenda Date: July 18, 1985

TO: Montgomery County Planning Board  
FROM: Preservation Planning Staff *RF*  
SUBJECT: Hyattstown Historic District

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Recommendation

- Designate the Hyattstown Historic District as delineated on Figure 1 on the Master Plan for Historic Preservation
- Designate the Hyattstown Mill and Miller's House as an individual Historic Site with an approximately 3.3 acre environmental setting as delineated in Figure 1
- Direct staff to conduct a study of alternatives for Route 355 from Clarksburg to the Frederick County line as part of the Clarksburg Master Plan

Background

In May of this year, the Planning Board received notification from the County's Department of Environmental Protection (DEP), of a case of "demolition by neglect" within the Hyattstown Locational Atlas historic district.

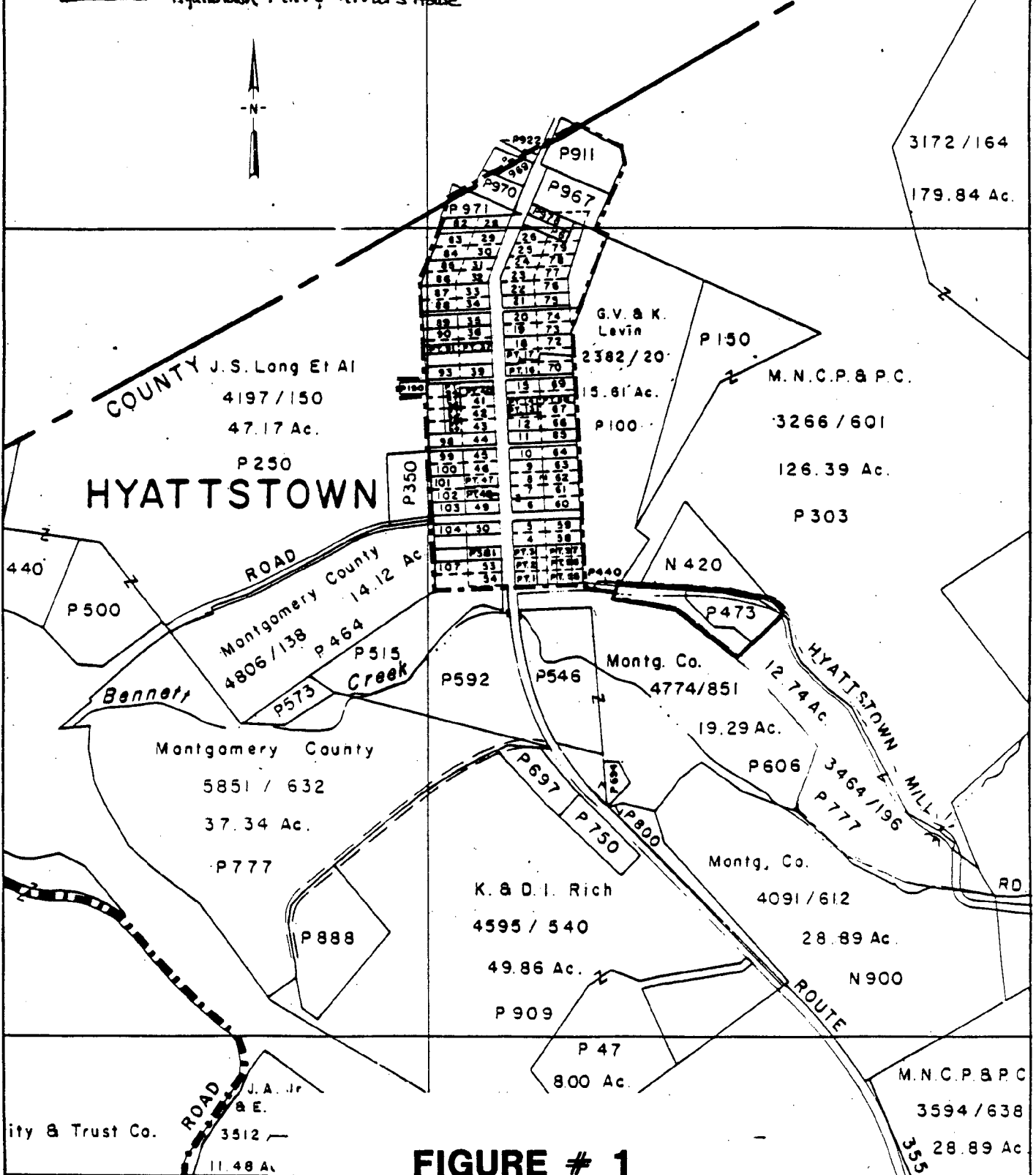
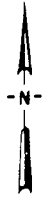
In order for DEP to proceed against the property owner, the Preservation Ordinance requires that the Planning Board hold a public hearing to determine whether the resource--in this case the Hyattstown Locational Atlas district--will be designated on the Master Plan. If so designated, DEP can then proceed under the Ordinance to cite the owner and require stabilization.

Accordingly, a preliminary draft amendment (Attachment 1) reflecting the Historic Preservation Commission's (HPC) recommendation on Hyattstown was prepared and a public hearing scheduled at the earliest possible date to expedite processing and ultimately stabilize the demolition by neglect case. Again, to expedite processing, staff has analyzed and prepared a recommendation on the Hyattstown Historic District prior to the

# HYATTSTOWN HISTORIC DISTRICT PROPERTY LINES OF PROPOSED DISTRICT

----- Boundary as Proposed by the Montgomery County  
Historic Preservation Commission

———— Hyattstown Mill & Miller's House



**FIGURE # 1**

public hearing. Staff recommends that unless the testimony indicates a need to keep the record open the Board close the record, go into worksession, and take the recommended action on the district.

The following memorandum summarizes staff's analysis and recommendations on the proposed Hyattstown Historic District.

#### STAFF ANALYSIS

##### Significance and Recommended Boundaries

Staff concurs in the HPC's findings on the architectural and historic significance of Hyattstown as one of the larger cohesive concentrations of late 18th and early 19th century buildings in the County. Without question, the Hyattstown Historic District presents one of the strongest historical streetscapes in the County. Both the integrity and number of period structures retained in their historic relationship to the road combine to convey a strong sense of time--the late 18th/early 19th century--and place--a rural village along the Great Road from Frederick to Georgetown.

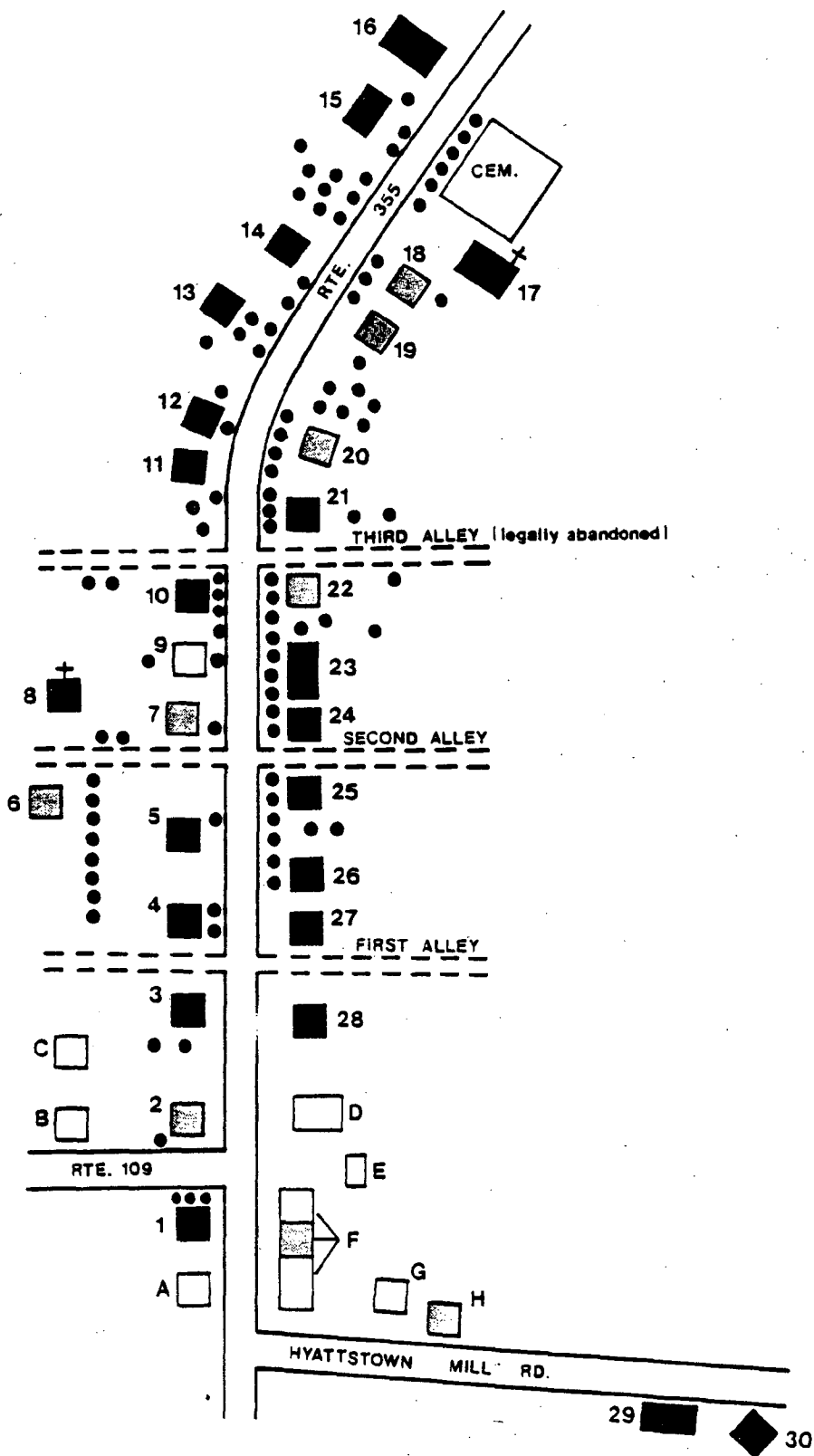
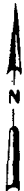
The district boundaries, as recommended by the HPC, are based predominantly on the 1798 plat of the town with the addition of several parcels continuing beyond the original plat along Route 355 to the Frederick County line. Unlike other districts where the original record plat formed the basis for district delineation--most notably Capital View Park--the original 1798 plat in Hyattstown is largely intact with minimal modern intrusions. The overwhelming majority of the land and structures encompassed in the plat either directly reflect the period of Hyattstown's historic significance or visually relate to period structures and the district's streetscape.

The two visually weakest sections of Hyattstown occur at either end of the proposed district. The entrance at the southern end of the district is dominated by the commercial area with a significant number of contemporary structures dating from the 1940's. A large vacant parcel (P911) and an altered rural church compromise the northern entrance from Frederick County. However, staff concludes because of the visual importance of these areas as gateways to the historic streetscape minimal review under the provisions of the Ordinance is warranted. Staff notes that the Ordinance requires the HPC be lenient in its judgment of plans for structures of little historical or design significance, or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Staff therefore recommends designation of the historic district as recommended by the HPC and delineated in Figures 1 and 2 with one exception.

# HYATTSTOWN HISTORIC DISTRICT DETAIL OF PROPOSED DISTRICT

- Primary 1810-1890
- ▣ Secondary 1890-1940
- Contemporary 1940-1970
- Large Trees Over 12" in Diameter



**FIGURE # 2**

Staff recommends the Hyattstown Mill and Miller's House which are visually removed from the district be designated as an individual historic site with the environmental setting as delineated in the attached memorandum from the Park Historian's Office (Attachment 2).

The site is considerably removed from the district and although historically connected to the Hyattstown, it does not visually contribute to the district's streetscape. Staff concludes that it would be more appropriate to designate and regulate the resource as an individual historic site.

#### Land Use Implications

Historic designation preservation of Hyattstown is consistent with the overall land use and long-rang planning goals as stated in the 1980 Agricultural Preservation Master Plan with one major exception. The Master Plan for Highways shows Route 355 through Hyattstown improved to a major, four-lane, highway with 120 feet of right-of-way, as shown in Figure 3 which literally destroys the district's streetscape.

Staff concludes that Hyattstown is significant enough to warrant seeking alternatives to a road improvement that essentially wipes out the historic structures on both sides of the road. To study alternatives, however, will require a major analysis of traffic and projected development in the upper County as well as adjacent Frederick County. Staff anticipates the study will require an amendment to the Master Plan for Highways, either reclassifying or relocating 355 through the district. Staff therefore recommends the Final Amendment to the Master Plan for Historic Preservation identifying the conflict and provide for an alternatives study as part of the Clarksburg Master Plan scheduled for update in the next year to two years.

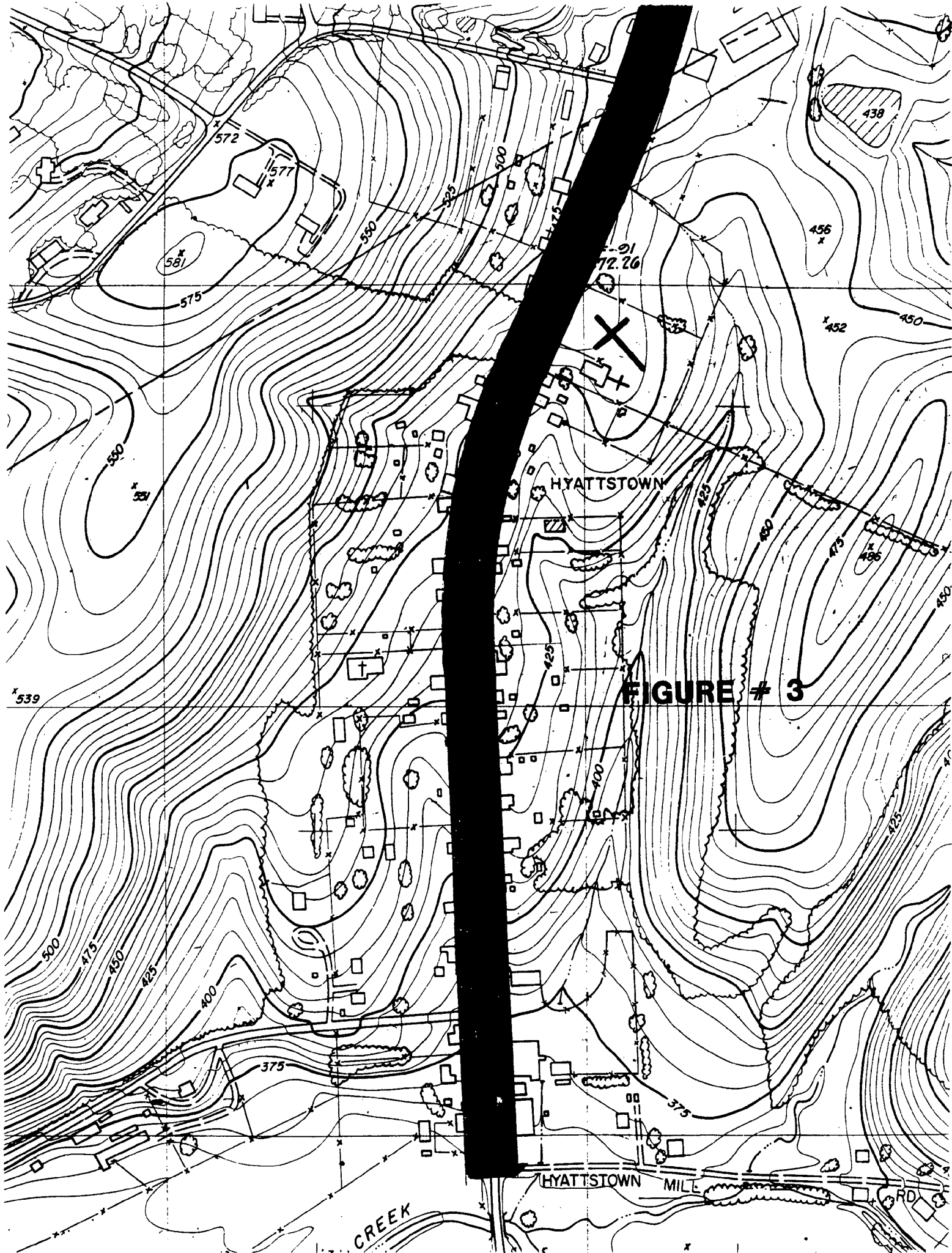
Based on current state studies and programmed improvements, staff believes a two-year time frame will allow sufficient time to conduct the necessary traffic analysis and amend the Master Plan of Highways to provide an appropriate resolution of the apparent policy conflict.

#### Conclusions

Staff finds Hyattstown historically and architecturally significant and recommends designation of Hyattstown as an Historic District on the Master Plan for Historic Preservation.

Staff largely concurs in the district boundaries as recommended by the HPC with the exception of recommending separate designation of the Park's property, the Hyattstown Mill, and Miller's House.

MR:lyg  
Attachments



**FIGURE # 3**

PRELIMINARY DRAFT AMENDMENT  
TO THE  
MASTER PLAN FOR HISTORIC PRESERVATION:

HYATTSTOWN HISTORIC DISTRICT  
ATLAS # 10/59

June 1985

An amendment to the Agricultural Preservation and Rural Open Space Functional Master Plan, October 1980; being also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and to the Master Plan of Highways within Montgomery County, Maryland.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, MD 20910-3760

14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772-3090

NOTICE OF PUBLIC HEARING

Pursuant to Article 28 of the Annotated Code of Maryland and Chapter 24A and Chapter 33A of the Montgomery County Code, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission hereby gives notice that it will hold a public hearing on the following:

PRELIMINARY DRAFT AMENDMENT TO  
THE MASTER PLAN FOR HISTORIC PRESERVATION  
HYATTSTOWN HISTORIC DISTRICT

THURSDAY, JULY 18, 1985

at

8:00 P.M.

in the

Montgomery Regional Office Auditorium  
8787 Georgia Avenue  
Silver Spring, Maryland

to take testimony on whether or not the following historic resource presently listed in the Locational Atlas and Index of Historic Sites in Montgomery County should be included in the Master Plan for Historic Preservation.

RESOURCE

ATLAS #

Hyattstown Historic District  
25814-26121 Frederick Road (MD 355)  
Clarksburg, Maryland


10/59

The Montgomery County Historic Preservation Commission reviewed the architectural and historic significance of the Hyattstown area according to the criteria listed in the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, and nominated a district for placement on the Master Plan for Historic Preservation. If placed on the Master Plan, the historic district will be protected under the Historic Preservation Ordinance which provides certain controls regarding alteration, demolition, and maintenance of the property.

If not included in the Master Plan for Historic Preservation, the district may be removed from the Locational Atlas. If removed, the district properties would no longer be subject to the provision of Chapter 24A-10, the Moratorium on Alteration and Demolition. The district will remain on the Maryland Historical Trust's Inventory.

The Preliminary Draft Amendment is available for public inspection at The Maryland-National Capital Park and Planning Commission's Regional Headquarters, 8787 Georgia Avenue, Silver Spring, Maryland.

The purpose of the public hearing is to allow all interested persons to express their views concerning this action. Persons wishing to testify should call 495-4600. If you are unable to attend, write your concerns to the Montgomery County Planning Board at 8787 Georgia Avenue, Silver Spring, Maryland 20907 and they will be made part of the public hearing record.

  
Thomas H. Countee, Jr.  
Executive Director

THC:MR:ms



## ABSTRACT

**TITLE:** Preliminary Draft Amendment to the Master Plan for Historic Preservation:  
Hyattstown Historic District

**AUTHOR:** The Maryland-National Capital Park and Planning Commission

**SUBJECT:** Preliminary Draft Amendment to the Master Plan for Historic Preservation:  
Hyattstown Historic District

**DATE:** June 1985

**PLANNING AGENCY:** The Maryland-National Capital Park and Planning Commission

**SOURCE OF COPIES:** The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue, Silver Spring, MD 20907

**SERIES NUMBER:** 8046852506

**NUMBER OF PAGES:** 10

**ABSTRACT:** This document contains the text, with supporting maps, for an amendment to the Master Plan for Historic Preservation and to the 1980 Agricultural Preservation and Rural Open Space Functional Master Plan. It contains the recommendation of the Montgomery County Historic Preservation Commission to designate a historic district in Hyattstown, Maryland.

## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two Counties.

The Commission has three major functions:

- (1) the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- (2) the acquisition, development, operation, and maintenance of a public park system; and
- (3) in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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## INTRODUCTION

In July 1979 the County moved to establish permanent tools for protecting and preserving its historic and architectural heritage by adopting a functional Master Plan for Historic Preservation and enacting a Historic Preservation Ordinance, Chapter 24A of the County Code.

The Montgomery County Historic Preservation Commission was created with the enactment of the County's Historic Preservation Ordinance and was charged with the responsibility of researching and evaluating historic resources according to criteria specified in the Ordinance. The Commission then recommends those worthy of preservation to the Montgomery County Planning Board for inclusion in the Master Plan for Historic Preservation and protection under the Ordinance.

## THE AMENDMENT PROCESS

Upon receiving a recommendation from the Historic Preservation Commission, the Planning Board holds a public hearing to make its determination using the same criteria, considering the purposes of the Ordinance, and balancing the importance of the historic resource with other public interests.

If, in balance, the Planning Board finds the historic resource should be designated, it will then forward a Master Plan Amendment to the County Council. The Council may hold a hearing before it acts, if appropriate. Upon approval by the Council and adoption by the Planning Board of the amendment, the historic resource would then become designated on the Master Plan, and thus, subject to the protection of the Ordinance.

Like the Master Plan itself, these amendments would not attempt to specifically delineate the appurtenances and environmental setting for each resource. As a general rule, the resource would be recommended for placement with its original or existing property boundaries or, in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, upon the advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the site. The Master Plan Amendment will, however, indicate where the environmental setting is subject to refinement in the event of development. Where applicable, the amendment will describe an appropriate setting and specify those features of the site and their location relative to the resource that the setting is intended to protect. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided. Designation of the entire parcel at the time of placement on the Master Plan will therefore allow the maximum flexibility to preserve the site while retaining the ability to be responsive to development plans which recognize important features of the resource.

Once designated on the Master Plan for Historic Preservation, any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

It is the intent of the Master Plan and Ordinance to provide a rational system for evaluating, protecting and enhancing Montgomery County's heritage for the benefit of present and future residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

THE AMENDMENT  
PROPOSED HYATTSTOWN HISTORIC DISTRICT  
#10/59.

(Note: The following amendment reflects the findings and recommendations of the Montgomery County Historic Preservation Commission as submitted to the Montgomery County Planning Board.)

At its March 15, 1984 meeting, the Montgomery County Historic Preservation Commission evaluated the Hyattstown historic district (310/59) identified in the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland. The Preservation Commission unanimously recommends that Hyattstown, with boundaries as shown in Figure 2 be placed on the Master Plan for Historic Preservation to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Ordinance Criteria

The Preservation Commission finds the proposed Hyattstown historic district specifically meets criteria 1a, 1c, 1d and 2a, 2c of the Ordinance which state:

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;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;

2. Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- c. possesses high artistic value;

### Findings of Historic and Architectural Significance

The Preservation Commission finds the proposed Hyattstown historic district significant because:

- "Hyattstown, originally incorporated in 1798\*, is a contiguous grouping of buildings which date from the late 18th through 19th century with very few modern intrusions. This is one of the largest groupings of relatively unaltered 19th century buildings in the county and as such is singularly able to convey the sense of time and place of a 19th century rural Montgomery County community.
- The buildings are mostly of log and frame with several early 19th century brick structures. Architecturally they are relatively modest examples of rural styles.
- Interspersed with the residences are other structures necessary to the 19th century town including the old school, churches, several shops and offices, and a hotel.
- Located along the 'Great Road' between Frederick and Washington, the town appears very much as it did when 19th century dignitaries as well as Civil War troops passed through town."

---

\* Hyattstown was originally platted or recorded in 1798. The town was incorporated by the State in 1809.

### Recommended Boundaries

The Preservation Commission recommends the boundaries for the Hyattstown historic district correspond to the original 1798 plat as shown in Figure 2. The proposed district includes the historic commercial area on the south end of town plus the church on parcel 911, the old school on parcel 190 and the Hyattstown Mill and Miller's house with its 12.74 acre parcel.

A list of all properties within the proposed district is provided in the Appendix of this Amendment.

## IMPLEMENTATION

### Historic Area Work Permit Process

As noted earlier, once designated on the Master Plan, any significant changes to historic resources within a historic district must be reviewed by the Historic Preservation Commission and a historic area work permit issued under Sections 24A-6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed Guidelines to assist individuals wishing to nominate potential Districts and individual property owners within designated Districts. The general philosophy of these Guidelines is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts not only can vernacular architecture and important settings be protected, but working farms can be sustained to provide close to market produce, and rural villages retained to provide local, small-scale goods and services.

According to the Guidelines a Historic District as identified, and if approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District.

The Ordinance does require the Preservation Commission to be lenient in its judgment of plans for structures of little historic or architectural significance or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district.

#### Local Advisory Committees

The Guidelines encourage the establishment of local advisory committees for District supervision where appropriate, e.g., local municipalities may wish to appoint such committees for Historic Districts lying within their jurisdiction. The committees' work can include development of local design review guidelines which set a standard for physical changes which can be made in the District. They also monitor design activities in their Districts for the County Commission. Local guidelines may be based on the Design Guidelines Handbook, and are subject to the approval of the Commission.

#### Preservation Incentives

Appendix A of the Master Plan for Historic Preservation outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties and outright grant or low interest loan programs.

In addition to these federal and state incentives, the County has enacted its own tax credit for properties designated on the Master Plan. The County is also studying other possible ways to support locally significant properties including the transfer of development rights for designated sites and property assessment reduction.



## APPENDIX

### PROPERTIES INCLUDED IN THE PROPOSED HYATTSTOWN HISTORIC DISTRICT AS IDENTIFIED BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

(number and letter designation corresponds to number and letters shown in Figure 3)

- |  |   |
|--|---|
| 1. Mrs. Dorothy Neumaeier<br>25814 Frederick Road<br>Clarksburg, MD 20871                                | 16. Hyattstown Methodist Church South<br>Louis & Louise Ciamillo<br>26200 Frederick Rd.<br>Clarksburg, MD 20871 |
| 2. Graham Taylor<br>25904 Frederick Rd.<br>Clarksburg, MD 20871  | 17. Hyattstown United Methodist Church<br>c/o Rev. Lynn Cairns<br>14463 Lewisdale Rd.<br>Clarksburg, MD 20871   |
| 3. Ralph & LaRue Keibler<br>25908 Frederick Rd.<br>Clarksburg, MD 20871                                  | 18. Hyattstown United Methodist Church<br>House<br>26165 Frederick Rd.<br>Clarksburg, MD 20871                  |
| 4. Mr. & Mrs. Dwight Linthicum<br>25914 Frederick Rd.<br>Clarksburg, MD 20871                            | 19. Mr. John Anderson & Family<br>26111 Frederick Rd.<br>Clarksburg, MD 20871                                   |
| 5. Joe & Nancy Longo<br>26000 Frederick Rd.<br>Clarksburg, MD 20871                                      | 20. Frank & Violet Linthicum<br>26029 Frederick Rd.<br>Clarksburg, MD 20871                                     |
| 6. Liz Krask<br>P.O. Box 26<br>Clarksburg, MD 20871  | 21. Joseph & Donna Zetts<br>26025 Frederick Rd.<br>Clarksburg, MD 20871   |
| 7. Hyattstown Christian Church Parsonage<br>26012 Frederick Rd.<br>Clarksburg, MD 20871                  | 22. Mark & Susan Kuklewicz<br>26021 Frederick Rd.<br>Clarksburg, MD 20871                                       |
| 8. Hyattstown Christian Church<br>26012 Frederick Rd.<br>Clarksburg, MD 20871                            | 23. Cappie Price<br>26011 Frederick Rd.<br>Clarksburg, MD 20871   |
| 9. Mr. Dick Mantel<br>Rt.1, Box 93<br>Dickerson, MD 20842  | 24. Purdum & Edith Jamison<br>26005 Frederick Rd.<br>Clarksburg, MD 20871                                       |
| 10. Friends of Historic Hyattstown, Inc.<br>"Davis House"<br>26020 Frederick Rd.<br>Clarksburg, MD 20871 | 25. Daniel Braver<br>26001 Frederick Rd.<br>Clarksburg, MD 20871  |

11. Michael Dwyer  
26030 Frederick Rd.  
Clarksburg, MD 20871

12. Mrs. Ethel Darby  
26034 Frederick Rd.  
Clarksburg, MD 20871

13. Roy & Pat Bradley  
228 West Deerpark  
Gaithersburg, MD 20877

14. Dr. Thomas G. Robinson  
10215 Woodmoor Circle  
Silver Spring, MD 20901

15. Louis & Louise Ciamillo  
26200 Frederick Rd.  
Clarksburg, MD 20871

26. Wesley Foster  
c/o Long & Foster Property Mgmt  
101 Baughmans Lane  
Frederick, MD 21701

House located at:  
25929 Frederick Rd.  
Clarksburg, MD 20871

27. Clifton & Roxie Anderson  
25925 Frederick Rd.  
Clarksburg, MD 20871

28. Lillie Stone  
25911 Frederick Rd.  
Clarksburg, MD 20871

29. Hyattstown Mill  
c/o MNCPPC Park Property Manager  
8787 Georgia Avenue  
Silver Spring, MD 20907

30. Hyattstown Miller's House  
c/o MNCPPC Park Property Manager  
8787 Georgia Avenue  
Silver Spring, MD 20907

The following unnumbered structures are also located within the proposed Hyattstown District as recommended by the Preservation Commission.

A. Dodson Bedford  
25810 Frederick Rd.  
Clarksburg, MD 20871

B. Cornelius R. & L. C. Comegys  
25828 Old Hundred Rd.  
Clarksburg, MD 20871

C. Edward P. Schmidt  
25824 Old Hundred Rd.  
Dickerson, MD 20842

D. Rocco & J. Campanaio  
26801 Haines Rd.  
Clarksburg, MD 20871

E. Burdette Bros. Inc.  
Pt F. 1909 Urbana Pike  
Clarksburg, MD 20871

F. Hyattstown Volunteer Fire Department  
25801 Frederick Rd.  
Hyattstown, MD 20871

G. J. Willard Jr., & L. M. Nalls  
102 Summer Field Rd.  
Chevy Chase, MD 20815

and 4400 East/West Highway  
Bethesda, MD 20814

The following have been identified by the Preservation Commission as owners of underdeveloped land within the proposed district:

Pricilla Burdette  
4309 Knowles Avenue  
Kensington, MD

Roccoo Campanero  
Haines Road  
Clarksburg, MD 20871

Dale Summerville  
318 Sixth Street  
Arlington, VA 22202

Miller & Long Concrete Co.  
4824 Rugby Avenue  
Bethesda, MD

John Noble  
Simpson, Simpson & Noble  
Suite 505, Suburban Bank Building  
255 N. Washington Street  
Rockville, MD 20850

M. Slade Caltrider  
Maryland Department of Transportation  
State Highway Administration  
P.O. Box 717  
North Calvert St.  
Baltimore, MD 21203-0717

# HYATTSTOWN HISTORIC DISTRICT VICINITY MAP

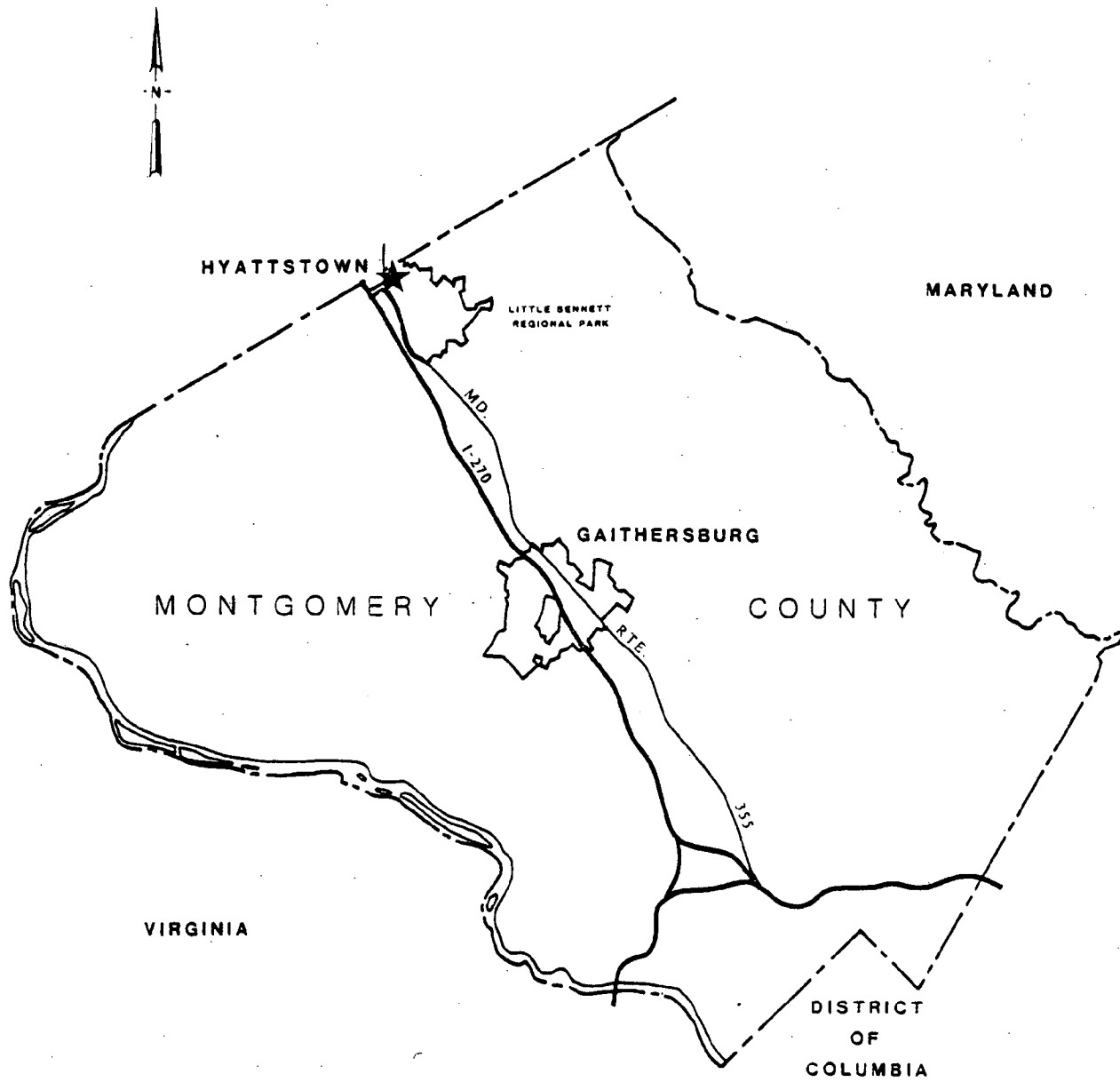
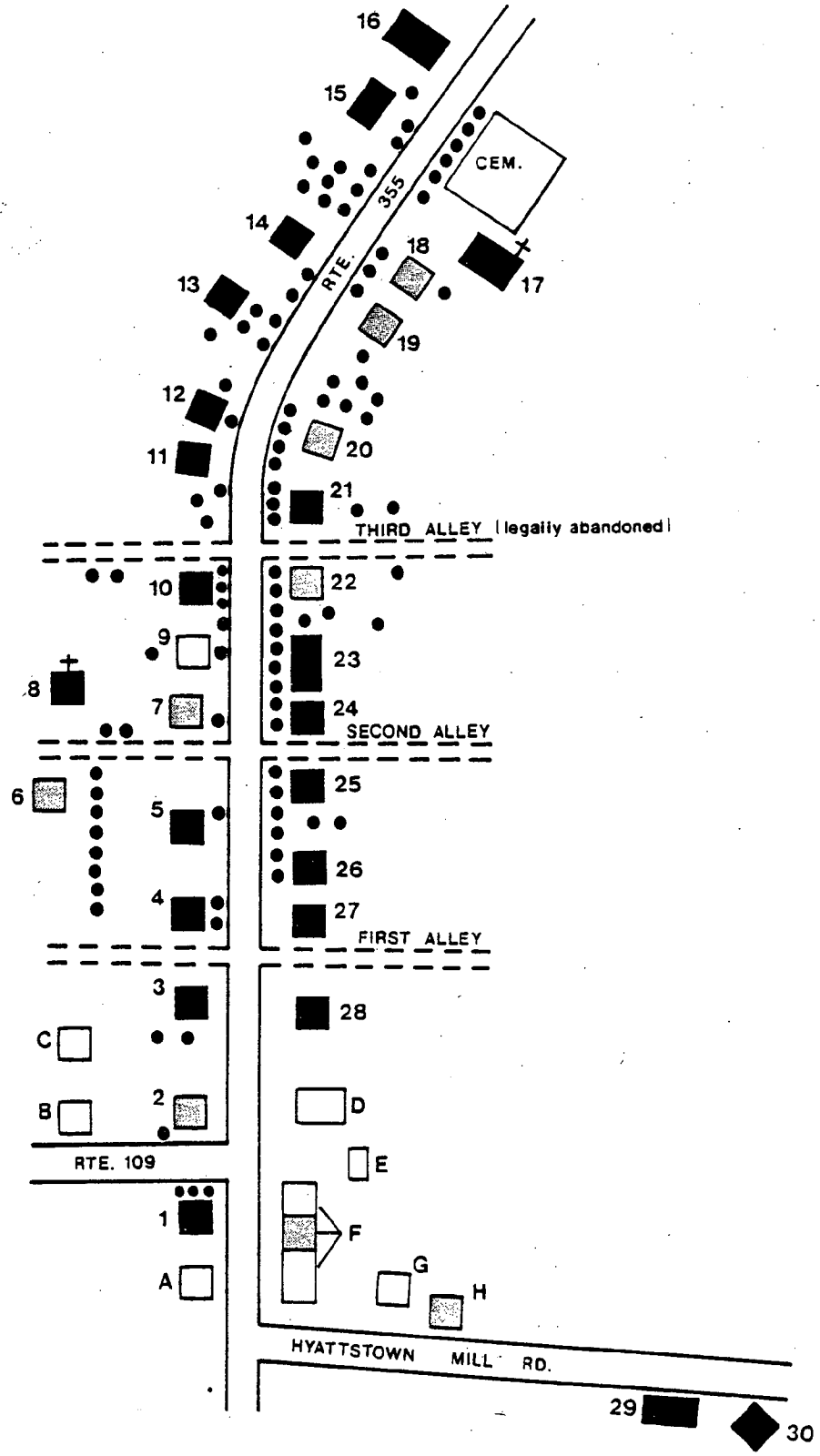
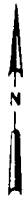


FIGURE 1

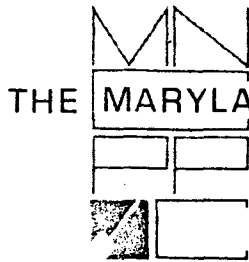


# HYATTSTOWN HISTORIC DISTRICT DETAIL OF PROPOSED DISTRICT

- Primary 1810-1890
- Secondary 1890-1940
- Contemporary 1940-1970
- Large Trees Over 12" in Diameter



**FIGURE # 2**



## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20907

(301) 589-1480

July 10, 1985

MEMORANDUM

TO: The Montgomery County Planning Board  
 VIA: Don Cochran, Director of Parks  
 Tony Janda, Chief - Division of I&C

FROM: <sup>MFD</sup> Mike Dwyer, Park Historian

SUBJECT: Nomination of Hyattstown Mill Complex to Master Plan for Historic Preservation

---

The Hyattstown Mill Complex is situated on Hyattstown Mill Road in Little Bennett Regional Park. It consists of a frame mill building, a miller's house and the partial foundation of an old stable.

We support the placement of the mill on the Master Plan for Historic Preservation as it is a rare survivor of an industry that was an integral part of the County's rural heritage. The adjacent miller's house pre-dates the current mill structure and is noteworthy for its association with a series of mills at this site.

While the mill complex has been included in the H.P.C.'s proposal for the Hyattstown Historic District, we think it would be more appropriate to list it as an individual resource on the Master Plan due to its location and significance. In addition, we feel that the 3.3 acre environmental setting shown on the accompanying map would be sufficient to preserve its integrity.

Both the mill and the miller's house are listed under "Category 1" in our Inventory of M-NCPPC Historic Properties.

MFD/lt

Attachment: Map





# MEMO



ATTACHMENT 3

## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Agenda Item No.:  
Date:

TO: Montgomery County Planning Board  
FROM: Montgomery County Planning Staff  
SUBJECT: Hyattstown Historic District

**SITE:** Hyattstown Historic District

**DESCRIPTION:** A small town dating from 1798 located along MD route 355

**PREVIOUS/PENDING ACTION:**

**HPC RECOMMENDATION:** Place the Hyattstown District on the Master Plan

**MCPB STAFF RECOMMENDATION:** Place the Hyattstown District on the Master Plan

<u>MASTER PLAN CRITERIA</u>		<u>HPC</u>	<u>MCPB</u>	<u>PHYSICAL/LEGAL/PLANNING DATA</u>	
		<u>rec</u>	<u>staff</u>	<u>Site Address</u>	<u>Hyattstown, MD</u>
1. Historic				<u>Site Location</u>	
(a) Heritage/Culture/Dev Value or Interest	<u>X</u>	<u>X</u>		<u>Owner</u>	<u>multiple ownership</u>
(b) Site of Event				<u>Owner Address</u>	<u>multiple</u>
(c) Person(s)	<u>X</u>			<u>Tax Map No.</u>	<u>DX 62</u>
(d) Exemplifies County	<u>X</u>	<u>X</u>		<u>Master Plan</u>	<u>Agricultural&amp;Rural</u>
2. Architectural				<u>Parcel No.</u>	<u>Size</u>
(a) Type, Method	<u>X</u>	<u>X</u>		<u>Environmental Setting</u>	
(b) Work of Master				<u>Existing Use</u>	<u>residential</u>
(c) High Artistic Merit	<u>X</u>			<u>Existing Zoning</u>	<u>multiple</u>
(d) Contributing Entity				<u>Master Plan Zoning</u>	<u>R- 200</u>
(e) Singular Feature				<u>Requested Zoning</u>	<u>---</u>
				<u>Civic Associations</u>	<u>243,288,292</u>

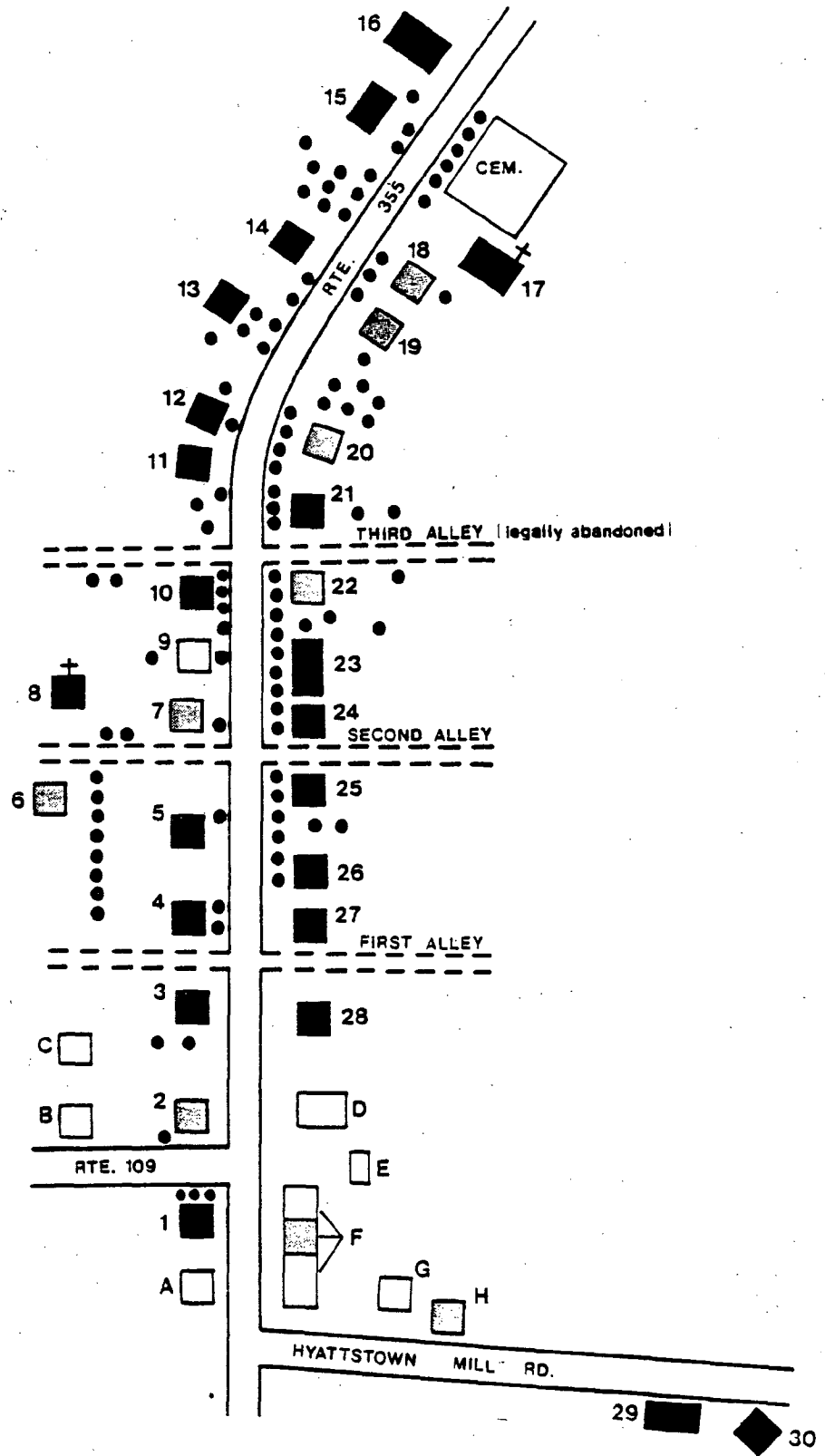
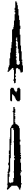
MCPB ACTION: Place      Reject for Placement      Remove from Locational Atlas       
Defer      Remand to HPC      See Opinion     

Date of Compilation                       
Revision Date



# HYATTSTOWN HISTORIC DISTRICT DETAIL OF PROPOSED DISTRICT

- Primary 1810-1890
- ▣ Secondary 1890-1940
- Contemporary 1940-1970
- Large Trees Over 12" in Diameter



**FIGURE # 2**



## Montgomery County Government

June 13, 1984

Mr. Norman Christeller, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Md. 20910

Dear Mr. Christeller:

At its March 15, 1984 meeting, the Historic Preservation Commission evaluated a number of sites for possible placement on the Master Plan for Historic Preservation. Owners of each site were notified and invited to attend the meeting at which their property was discussed. In addition, these owners were provided with a copy of the Ordinance (Chapter 24A of the Montgomery County Code) and the research done on their property. We herein provide our recommendations to the Board for its consideration.

The Commission recommends that site #23/20, the Ulysses Griffith Farm, and site #29/14, Greenbury Jackson House, not be added to the Master Plan as they do not meet any of the criteria of the Ordinance.

At its March 15, 1984 meeting, the Commission also evaluated the Hyattstown Historic District (#10/59). The Commission unanimously recommends that Hyattstown, with boundaries as noted on the attached map, be placed on the Master Plan based on criteria #1A, "Has character, interest or value as part of the development, heritage or cultural characteristics of the county and state"; #1C, "Is identified with a person or group of persons who influenced society"; #1D, "Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities"; #2A, "Embodies the distinctive characteristics of a type, period or method of construction"; and #2C, "Possesses high artistic values."

Mr. Norman Christeller  
June 13, 1984  
Page Two

- Hyattstown, originally incorporated in 1798, is a contiguous grouping of buildings which date from the late 18th through 19th century with very few modern intrusions. This is one of the largest groupings of relatively unaltered 19th century buildings in the county and as such is singularly able to convey the sense of time and place of a 19th century rural Montgomery County community.
- The buildings are mostly of log and frame with several early 19th century brick structures. Architecturally they are relatively modest examples of rural styles.
- Interspersed with the residences are other structures necessary to the 19th century town including the old school, churches, several shops and offices, and a hotel.
- Located along the "Great Road" between Frederick and Washington, the town appears very much as it did when 19th century dignitaries as well as Civil War troupes passed through town.
- Boundaries to coincide with the 1798 plat including the historic commercial area on the south end of town plus the church on parcel 911, P100 (the old school), and the Hyattstown Mill and miller's house with its 12.74 acre parcel.

The Commission will have a representative attend your public hearing and work session on these sites. Please do not hesitate to call either Bobbi Hahn or me in the interim if we can provide any additional information.

Sincerely,

Susan Kuklewicz, Chairwoman  
Historic Preservation Commission

BH:kc

Meeting #6-84

Approved 5/3/84

Historic Preservation Commission  
 March 15, 1984  
 Minutes

Commissioners

Susan Kuklewicz, Chairwoman  
 Charles Edson  
 Margaret McFarland  
 Eileen McGuckian  
 Michael Patterson  
 Priscilla Ann Schwab

Absent

Philip Cantelon  
 James King  
 F. Moran McConihe - retired

Staff

Bobbi Hahn

Guests

Purdam Jamison	Hyatts.Hist.Dist.
Edith Jamison	" " "
Daniel Brawer	" " "
Mark Kuklewicz	" " "
Richard Evans	Ulysses Griffith
Jane Griffith Evans	" "
Thomas Robinson	Hyattstown
Virginia Robinson	"
Catherine Crawford	"
Michael Dwyer	"
Liz Krask	"
Carol Ireland	Capitol View Park
Charles Edwards	"
William Avery	"

The meeting was called to order by Chairwoman Kuklewicz at 8:05 p.m.

## I. Evaluations for Master Plan Recommendations

The first site to be evaluated was the Ulysses Griffith Farm (#23/20). Mrs. Hahn showed slides of the house and described it as a typical late 19th century extended farmhouse with a few finer touches, but on the whole of little architectural or associative distinction. Mrs. Evans, one of the heirs to the property, asked that the Commission postpone its evaluation because the property was in the process of being divided. Mr. Patterson explained that the HPC was obligated under the Ordinance to continue its evaluation.

MOTION: Mr. Patterson moved that the Ulysses Griffith Farm not be recommended for placement on the Master Plan as it did not meet any of the criteria of the Ordinance. Mr. Edson seconded the motion which passed unanimously with Ms. McFarland abstaining.

The next site to be evaluated was the Greenbury Jackson House (#29/14) which was being evaluated at the request of the owner. Mrs. Hahn showed pictures of the house and noted that the extensive 20th century alterations made to the 19th century house had nearly obliterated its original architectural integrity.

MOTION: Mr. Edson moved that the Greenbury Jackson house not be recommended for placement on the Master Plan as it did not meet any of the criteria of the Ordinance. Mr. Patterson seconded the motion which passed unanimously.

The Commission then moved to its evaluation of the Hyattstown Historic District (#10/59).

MOTION: Ms. McGuckian moved to waive Commission guidelines requiring seven commissioners be present to act on historic districts. Ms. Schwab seconded the motion which passed unanimously.

At this point, Chairwoman Kucklewicz, a resident of Hyattstown, stepped down and left the room and Ms. McGuckian took over the chair. Mrs. Hahn showed slides of each individual house within the proposed historic district and described the town as a largely intact collection of 19th century houses with very few modern intrusions. Hyattstown was originally incorporated in 1798 and grew slowly throughout the 19th century.

Following the staff presentation several members of Friends of Historic Hyattstown spoke in favor of Master Plan placement. Liz Krask said she felt the area definitely meets criteria #1A of the Ordinance as it is one of the few places in the county left intact from the 19th century. She noted that the houses and lots make one cohesive unit. Mark Kucklewicz said that Hyattstown does meet the general criteria of the Ordinance and that there don't seem to be any plans now to widen Rt. 355 which would cause a major impact. Mr. Patterson inquired whether historic designation would protect the town from road widening.

Michael Dwyer, Park Historian with the Planning Commission, said that SHA is required to have the state review any such plans.

MOTION: Ms. Schwab moved that the Hyattstown Historic District be recommended for placement on the Master Plan based on criteria #1A, 1D, and 2A. Mr. Patterson seconded the motion. Mr. Edson asked to amend the motion to include criterion #1C, and Mr. Patterson asked to include #2C. Ms. Schwab and Mr. Patterson accepted these amendments. The motion passed unanimously.

A discussion of the boundaries for the district followed. Ms. Schwab asked whether those boundaries proposed by Friends of Historic Hyattstown contained enough of a buffer area. Mr. Draper said that much of the surrounding property is park land. The Commission pointed out that whereas this protects some areas it puts more pressure for development on non-park land.

Ms. McGuckian inquired what the original 1798 boundaries had been. Mr. Kuklewicz delineated those on the plot. Ms. McGuckian asked about zoning in the area. Mr. Dwyer said that the area at 355 and 109 was commercially zoned but that the Planning Board views Hyattstown as a rural village and has turned down requests for commercial development. He also pointed out that Park Historian Mark Walston suggests boundaries justified by visual cohesiveness.

Mr. Kuklewicz said that the commercial area on the south end of town is mostly modern and does not meet the criteria. Ms. McFarland suggested thinking in terms of the historic 1798 boundaries which would provide more protection in the long run. Ms. Schwab stated that including the commercial area would let commercial development know that future development must proceed along certain lines. Mrs. Hahn reminded the Commission that based on the decision on the Boyds Historic District the Planning Board seems inclined to draw district boundaries rather closely around district resources. She also pointed out that the house on parcel 28, adjacent to the Commercial area, was high on a hill and was buffered from the effects of building within the commercial area.

MOTION: Mr. Patterson moved that the recommended Hyattstown historic district boundaries conform to the 1798 boundaries, including the church and p. 100, and the Hyattstown Mill and Millhouse with 12.74 acres which



lie mostly to the south and east of the buildings. Mr. Edson seconded the motion which passed unanimously.

Ms. McGuckian concluded by complimenting the Friends of Historic Hyattstown for holding a meeting with the public regarding the designation of Hyattstown as a Master Plan historic district.

At this point Mrs. Kuklewicz resumed the chair.

## II. Approval of the February 16, 1984 HPC meeting minutes

MOTION: Mr. Edson moved that the February 16, 1984 HPC meeting minutes be approved as corrected. Mr. Patterson seconded the motion which passed unanimously with Ms. McFarland abstaining.

## III. Plans for Master Plan Site #29/8, Perry Store

Brendan O'Neill, who is attempting to develop the property which includes the Perry Store, gave an update on plans for the property. He explained that he had met with Slade Calder of SHA and reached a tentative agreement that the right-of-ways for River and Falls Roads would be diminished to the extent that the property could be developed if the historic building was moved 11' from Falls Road and 5' from River Road. After the meeting, Mr. O'Neill got an estimate of \$120,000 for such a move. The state does not have money for the move and the developer could not absorb such a cost.

Mr O'Neill, therefore, proposed that he be allowed to dismantle the building and reconstruct it at the alternate location on the property, using new and salvaged material. He pointed out that much of the material is deteriorating, the mortar is soft, and that architecturally it is a simple building which would be easy to reproduce. He concluded by saying that the whole development project may fall through if something can't be arranged soon.

Mrs. Kuklewicz said that the Chevy Chase Trolley station had been dismantled and moved, but all the same materials had been used in the reconstruction. Ms. McGuckian reminded Mr. O'Neill that 75% of the exterior walls must be retained in order for the project to qualify for

the federal tax credit. She inquired whether or not the road issue might not be resolved some other way. Mr. O'Neill said he had spoken to local citizens' groups and 60% of 67 respondents favored widening the road over preservation of the building.

Ms. McGuckian suggested that the cost of moving the building might be less if it were repaired before the move. The sense of the Commission was that restoration is preferable to reconstruction and that Mr. O'Neill should explore all options including working up dollar figures taking into account losing the tax credit. In response to a question from Ms. McFarland, Mr. O'Neill stated that he could reproduce the building with modern materials or use as many of the original materials as possible.

#### IV. Historic Area Work Permit Hearing

Mrs. Kuklewicz opened the record for the Public Hearing to consider the application for an HAWP by Avery-Flaherty Properties to construct a 6' high privacy fence along the rear property line of new houses on Meadowneck Court within the Capitol View Park historic district. Mrs. Hahn entered the published notice of the Public Hearing into the record. The LAC advised granting of the permit for a 3' high fence. Carol Ireland, chairman of the LAC, pointed out the structures on the three adjoining lots are within 2-3 feet of the property line and a high fence would completely block the view from rear windows and make maintenance of those buildings impossible. Mr. Edwards, the owner of an adjacent property, said he did not object to a fence as such but was concerned that a 6' high fence would prevent him from being able to maintain the rear portion of a structure on his property line.

MOTION: Ms. McGuckian moved to continue the hearing to the next HPC meeting to allow the applicant, LAC, staff, and property owners time to work out a mutually agreeable solution. Mr. Patterson seconded the motion which passed unanimously.

#### V. Commission/Staff Comments

1. Appointment of Jo Ann Bowman, Philip Metzger, Mary Dean, and Linda Donald to the Takoma Park LAC.

MOTION: Mr. Edson moved to appoint the above named people to the Takoma Park LAC. Mr. Patterson seconded the motion which passed unanimously.

2. Ms. McFarland agreed to represent the Commission at the March 20 County Council Public Hearing on Bill #1-84, the property tax credit for restoration of historic properties.

3. Mr. Patterson agreed to represent the Commission at the April 12 Planning Board Public Hearing on a Master Plan amendment containing Gaithersburg sites.

4. Ms. Schwab agreed to represent the Commission at the County Council work session and public hearing on the County Historic Preservation loan fund.

5. Mrs. Hahn showed the remaining Commissioners a newly submitted site plan for the Magruder House/Locust Grove property. The major changes from those plans previously approved included the widening of the circular driveway at the drive-in facility and the addition of a third drive-in window. As the Commission lacked a quorum at that time, no formal position was taken on the revised plan.

The meeting was adjourned at 10:45 pm.

Respectfully submitted,



Bobbi Hahn  
Executive Secretary

# MARYLAND HISTORICAL TRUST

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

### 1 NAME

HISTORIC

Hyattstown

AND/OR COMMON

### 2 LOCATION

STREET & NUMBER

the town is situated along Md. Rt. 355 from Rt. 109, north up to the Montgomery County boundary line

CITY, TOWN

mailing address - Clarksburg

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

Montgomery COUNTY 20871

### 3 CLASSIFICATION

**CATEGORY**

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

**OWNERSHIP**

PUBLIC

PRIVATE

BIRTH

**PUBLIC ACQUISITION**

IN PROCESS

BEING CONSIDERED

**STATUS**

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

**ACCESSIBLE**

YES: RESTRICTED

YES: UNRESTRICTED

NO

**PRESENT USE**

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

### 4 OWNER OF PROPERTY

NAME

list of owners attached

Telephone #:

STREET & NUMBER

CITY, TOWN

\_\_\_ VICINITY OF

STATE, zip code

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE

REGISTRY OF DEEDS, ETC.

Montgomery County

Courthouse

Liber #: 0288

Folio #: 631

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE MHCPPC Locational Atlas and Index of Historic Sites

DATE

October, 1976

\_\_\_ FEDERAL \_\_\_ STATE  COUNTY \_\_\_ LOCAL

DEPOSITORY FOR SURVEY RECORDS

Maryland National Capital Park and Planning Commission

CITY, TOWN

Silver Spring

Maryland

## 7 DESCRIPTION

### CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

### CHECK ONE

UNALTERED  
 ALTERED

### CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Hyattstown was originally recorded in the County land records in 1798.

The town grew slowly, mostly log and frame homes were built. In the early 19th century several brick homes were added.

The majority of the homes built in Hyattstown were erected close together and very close to the roadside. This allowed a more efficient use of property. Residents were able to house necessary farm animals, buggy sheds, and grow large gardens on smaller than farm-size lots in a town.

The majority of the original houses built in Hyattstown still exist today. Several homes were added in the 20th century but most were built between 1800 and 1900.

Today, Hyattstown still appears architecturally cohesive. Its lots and alleys are situated just as they were 186 years ago.

Part of the importance of this town lies in the fact that there are few architectural intrusions into the feelings of time and place created by the homes and churches there now.

Hyattstown remains as an outstanding example of a rural Montgomery County Town.

Architectural descriptions of individual houses are detailed in additional research forms.

CONTINUE ON SEPARATE SHEET IF NECESSARY

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Hyattstown, situated along a single tree-shaded highway, is a well-preserved example of a small, once self-sufficient town which grew up along the National Road from Georgetowne to Frederick.

Although a few of the original buildings are no longer standing, the main street of the historic district from the southern end to its northern end consists of early residential and religious buildings and is unmarred by modern structures.

In 1798 the 105 lots in the town were recorded. Since then history has been experienced first hand by the residents and merchants who witnessed and catered to wagnneers, farmers, Washington notables, and troops of the Civil War.

In 1794, Jesse Hyatt, a native of Frederick County, purchased 207 acres of land lying along the "Great Road" and bordering Frederick and Montgomery Counties. Four years later he divided the land known as "The Principal," and "Hard Struggle," and "Ivey Reach" into  $\frac{1}{4}$  acre lots that were to form the town that bears his name. The deeds to all of the lots required in addition to the purchase price a perpetual annual ground rent fee. Hyatt himself was a well to do man who during his lifetime owned a number of slaves and at the time of his death, in 1813, owned over 1206 acraea of land.

By 1804 there were six houses in the town. Hyattstown was incorporated by the State legislature in 1809 and by 1811 twelve houses had been built. By the mid 1820's the town had a store-keeper, a blacksmith, a carpenter, a tailor, and an innkeeper. The grist mill along Little Bennett Creek, at the south end of town, had been operating since the late 1700's. In 1812, local resident George Davis organized the Hyattstown Volunteers as the towns response to the War of 1812.

By 1860 Hyattstown was a thriving community and had its own Hyattstown Brass Band which according to its motto was "not to be excelled by any band in the county."

Over the years the "Great Road" provided access to travellers from Washington and Southern Maryland to the West. Travellers of rote continued to pass through and stop. General LaFayette passed by in 1824, President Jackson in 1829 and President elect Jares K. Folk is reported to have stopped at the Hyatt House Hotel on his way to his innuaguration in 1845.

CONTINUE ON SEPARATE SHEET IF NECESSARY

continuation of Statement of Significance of Hyattstown Historic District

The "Great Road" also served armies of the Civil War. J.E.B. Stuart's Confederate Cavalry occupied the area in 1862 and in 1863 the Union Sixth Corps was stationed at Hyattstown briefly on its way to the Battle of Gettysburg.

In the 1870's a population of about 150 included a postmaster, two blacksmiths, three carpenters and undertakers, a physician, a miller, a shoemaker, and a tailor and maker of carriages, buggies, saddles and harnesses.

Throughout the early 20th century and up until the 1950's Hyattstown's main street was still the main road to the West. Presidential motorcades from Roosevelt to Truman and Eisenhower passed through the town enroute to the retreat Camp David. Local residents recall mounted military units marching through town and stopping for meals or a visit and rest.

Now Hyattstown is located along the I-270 Corridor. The town is buffered by the foothills of Sugarloaf Mountain and surrounded on all sides by conservation zoning and the 4,000 acre Little Bennett Regional Park.

Hopefully designation as an Historic District will help encourage the town's on-going restoration and preservation as a rural village.

# MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

### VERBAL BOUNDARY DESCRIPTION

just south of Rt. 109 , original 1798 lot line boundaries as the East and West district boundaries, North district boundary is the Montgomery County/Frederick County line.

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

## FORM PREPARED BY

NAME / TITLE Susan Kuklewic, member, Friends of Historic Wyattstown, Inc.

ORGANIZATION

DATE

January 1984

STREET & NUMBER

26020 Frederick Road.

TELEPHONE

831-8504

CITY OR TOWN

Clarksburg, Md.

STATE

Maryland 20871

note: a community meeting was held in June, 1983 with all home owners notified.

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438



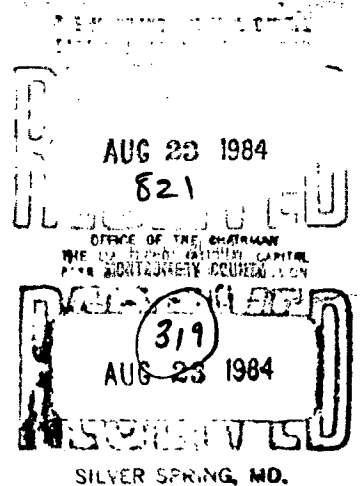
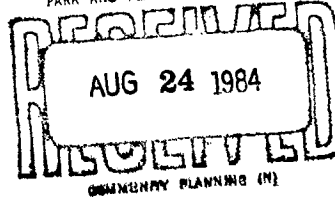


02-03-11

# Montgomery County Government

August 16, 1984

THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION



Mr. Norman Christeller, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

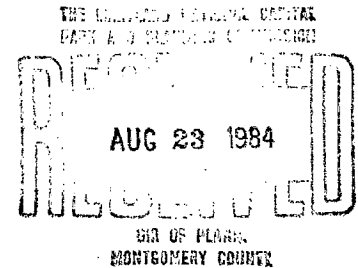
Dear Mr. Christeller:

At its April 19, 1984 meeting, the Historic Preservation Commission evaluated the Clarksburg Historic District for possible placement on the Master Plan for Historic Preservation. Owners of each site were notified and invited to attend the meeting at which their property was discussed. In addition, these owners were provided with a copy of the Ordinance (Chapter 24A of the Montgomery County Code) and the research done on their property. We herein provide our recommendations to the Board for its consideration.

The Commission unanimously recommends the Clarksburg Historic District for placement on the Master Plan as it is found to meet criteria #1A, "Has character, interest, or value as part of the development, heritage or cultural characteristics of the County" and #1D, "Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities" based on the fact that Clarksburg contains a collection of early 19th through 20th century vernacular style buildings and also because of the importance of the town as a center of transport, trade, and industry for northern Montgomery County throughout that period; criterion #2A, "Embodies the distinctive characteristics of a type, period or method of construction" as found in the examples of vernacular architecture as well as several examples of high style architecture from the early 19th - early 20th century; and criterion #2D, "Represents a significant and distinguishable entity whose components may lack individual distinction."

Reference is also made to the following criteria from the Guidelines for Historic Districts: #1 Association - Clarksburg's association with prominent area residents at several periods of its growth; #2 Location - a contiguous grouping of buildings, the majority of which continue to exist in the same mutual relationship as when they were first combined; and #5 and #6 - the vernacular buildings of the rural market center showing local materials and craftsmanship in their construction.

Mr. Norman Christeller  
August 16, 1984  
Page 2



As a transport center Clarksburg was a major stage stop for traffic from Frederick to Georgetown, enabling the town to support a number of inns and taverns. Clarksburg became a center of trade and industry with general stores, a tannery and other leatherwork operations, machine shop, blacksmiths and wheelwrights, etc., by the mid nineteenth century. It grew to become the third largest town in Montgomery County and the center of one of the county's original five election districts. Growth continued in Clarksburg until the late 1870's when the B & O Railroad bypassed the town for nearby Boyds thus encouraging many citizens to relocate and business to drop off. It experienced somewhat of a revival beginning in the 1920's when boarding houses opened to accommodate tourists who began coming to this area as a result of the increased use and popularity of the automobile. Today, Clarksburg remains a small rural town, retaining many of its nineteenth century structures. It is among Montgomery County's earliest, most intact historic towns.

The proposed boundaries of the historic district include the major concentration of extant 19th and early 20th century residential and commercial structures, in particular the shoe shop, the blacksmith's house, several stores, and the churches and parsonages, all of which speak to the history of a thriving community along the great road to Frederick and Georgetown. Although there are some areas of infill in the district, the majority of structures in each of the proposed sections are contributing structures and the Commission felt strongly the necessity of protecting those remaining resources.

The Commission will have a representative attend your public hearing and work session on these sites. Please do not hesitate to call either Bobbi Hahn or me in the interim if we can provide any additional information.

Sincerely,

*Susan Kuklewicz*

Susan Kuklewicz, Chairman  
Historic Preservation Commission

SK/BH/pam/314L

## MEMO



02-03-11

## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 6, 1984

TO: Bobbi Hahn, Historic Preservation Commission  
(HPC) Staff

VIA: Perry Berman, Chief, Community Planning North *PB*

FROM: Marty Reinhart, Planner I, Community Planning South *MR*

SUBJECT: Future HPC Historic Sites Evaluation

---

Following the public hearing and finding on the Bright Farm, Atlas Site # 14/17, the Planning Board requested staff coordinate with the HPC to complete the evaluation of historic sites within the Approved & Adopted Damascus Master Plan.

I have attached a map identifying the unevaluated Atlas sites within the area. I have also attached the Plan's recommendations on the area's historic resources.

Please note that the Board acted to remove the Damascus historic district 11/6 from the Locational Atlas. The HPC may wish to begin their evaluations with any individual sites within the former district that may warrant designation.

Also, Community Plans North will be updating the Clarksburg Master Plan and will need evaluations of historic resources in that area including the Hyattstown historic district. Melissa Banach as the planner-in-charge will be coordinating with you on the plans' scheduling and the geographic area to be covered by the plan update.

MR:hb

cc: Melissa Banach  
Lyn Coleman

## HISTORIC RESOURCES






The Montgomery County Atlas of Historic Sites identifies five historic districts and 116 historic sites within the Damascus Master Plan Area boundary. (The Atlas is an inventory and many of the sites appear only because they were constructed before 1900). One of these historic districts and 24 historic sites are located within Damascus (Planning Area 11). This abundance of historic locations is illustrative of the small town atmosphere of the area: the deep roots, old family ties and sense of the past that pervade the community.

The Damascus business area itself is identified as an historic district on the Atlas. Renovations to many of the shops along Main Street, the removal of the Hyatt building and the pending renovations and addition to the Bank of Damascus have left little authenticity to the historic nature of the business area. The historic sites and homes that do exist are scattered and generally lie at the edges of the district.

The Planning Board recommends that the Damascus Historic District be removed from the Montgomery County Atlas of Historic Sites. Individual sites presently located within this area may be added to the Atlas, but will have to be recommended on their own merit. The four other districts located within the study area should also be re-examined for historical merit.


Currently only one site in the Planning Area, Mendelsohn Terrace in Browningsville, is included in the Montgomery County Master Plan for Preservation. Listing in this Plan requires an owner to obtain an "historic area work permit" before making any changes to a site or structure. Properties listed in the County Atlas of Historic sites are afforded only limited, interim protection from destruction by demolition because the County will not issue such permits until the significance of the historic site has been reviewed.

# HISTORIC SITES

-  HISTORIC DISTRICTS
-  SITES IDENTIFIED IN COUNTY ATLAS OF HISTORIC SITES
-  HISTORIC RESOURCE SHOWN ON MASTER PLAN FOR HISTORIC PRESERVATION (10/12 WENDELSON TERR, BROWNSVILLE)
-  PLANNING AREA BOUNDARY
-  DAMASCUS MASTER PLAN BOUNDARY

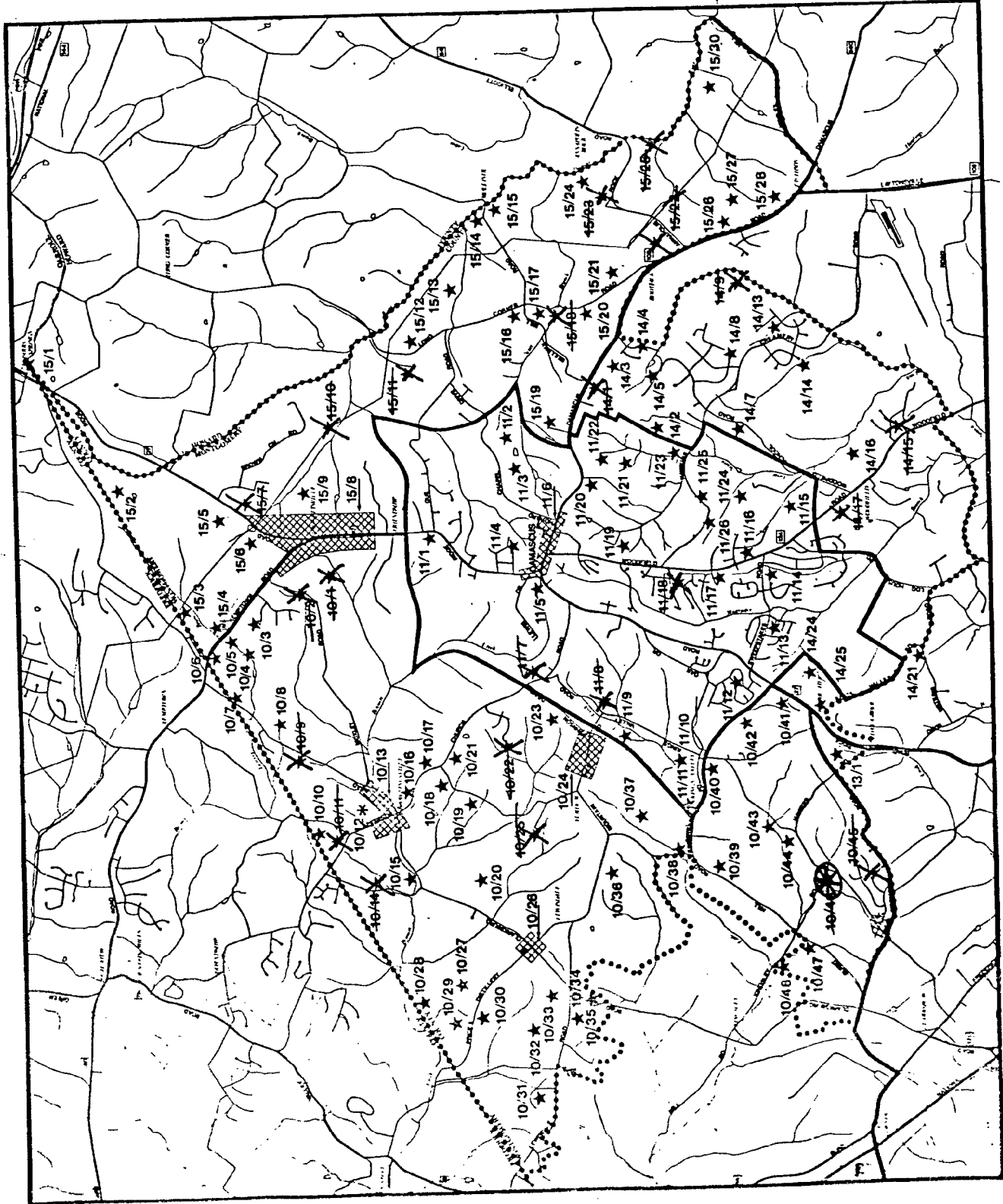
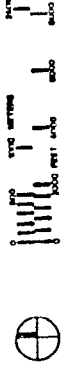
NOTE: This plan proposes that Historic District 11/6 be removed from the Atlas.

X - already have HPC recommendation

 - Master Plan Site

Approved and Adopted: June 1982

**DAMASCUS MASTER PLAN**  
Montgomery County, Maryland





02-03-11

# Montgomery County Government

THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

RECEIVED  
JUN 18 1984  
PLANNING (M)

OFFICE OF THE SECRETARY  
THE NATIONAL CAPITAL  
PLANNING COMMISSION

964

SILVER SPRING, MD.

Mr. Norman Christeller, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, Md. 20910

June 13, 1984

THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

RECEIVED  
629  
JUN 15 1984  
DIR. OF PLANN.  
MONTGOMERY COUNTY

Dear Mr. Christeller:

At its March 15, 1984 meeting, the Historic Preservation Commission evaluated a number of sites for possible placement on the Master Plan for Historic Preservation. Owners of each site were notified and invited to attend the meeting at which their property was discussed. In addition, these owners were provided with a copy of the Ordinance (Chapter 24A of the Montgomery County Code) and the research done on their property. We herein provide our recommendations to the Board for its consideration.

The Commission recommends that site #23/20, the Ulysses Griffith Farm, and site #29/14, Greenbury Jackson House, not be added to the Master Plan as they do not meet any of the criteria of the Ordinance.

At its March 15, 1984 meeting, the Commission also evaluated the Hyattstown Historic District (#10/59). The Commission unanimously recommends that Hyattstown, with boundaries as noted on the attached map, be placed on the Master Plan based on criteria #1A, "Has character, interest or value as part of the development, heritage or cultural characteristics of the county and state"; #1C, "Is identified with a person or group of persons who influenced society"; #1D, "Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities"; #2A, "Embodies the distinctive characteristics of a type, period or method of construction"; and #2C, "Possesses high artistic values."

Mr. Norman Christeller  
June 13, 1984  
Page Two

- Hyattstown, originally incorporated in 1798, is a contiguous grouping of buildings which date from the late 18th through 19th century with very few modern intrusions. This is one of the largest groupings of relatively unaltered 19th century buildings in the county and as such is singularly able to convey the sense of time and place of a 19th century rural Montgomery County community.
- The buildings are mostly of log and frame with several early 19th century brick structures. Architecturally they are relatively modest examples of rural styles.
- Interspersed with the residences are other structures necessary to the 19th century town including the old school, churches, several shops and offices, and a hotel.
- Located along the "Great Road" between Frederick and Washington, the town appears very much as it did when 19th century dignitaries as well as Civil War troops passed through town.
- Boundaries to coincide with the 1798 plat including the historic commercial area on the south end of town plus the church on parcel 911, P100 (the old school), and the Hyattstown Mill and miller's house with its 12.74 acre parcel.

The Commission will have a representative attend your public hearing and work session on these sites. Please do not hesitate to call either Bobbi Hahn or me in the interim if we can provide any additional information.

Sincerely,



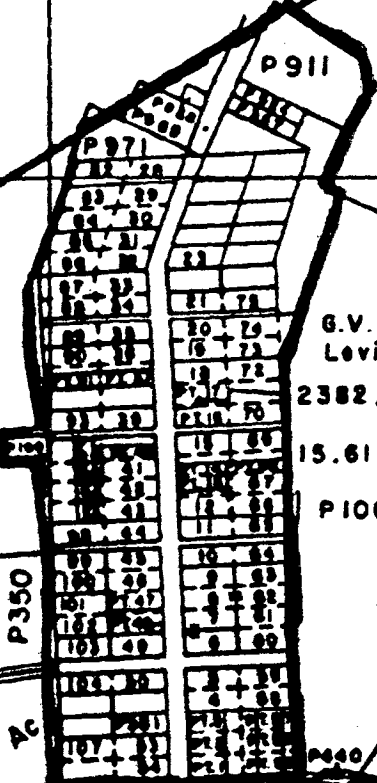
Susan Kuklewicz, Chairwoman  
Historic Preservation Commission

BH:kc

# HYATTSTOWN

COUNTY J.S. Long Et Al  
4197 / 150  
47.17 Ac.

P 250



G.V. & K. Levin  
2382 / 20  
15.61 Ac.  
P 100

P 150

M.N.C.P. & P.  
3266 / 601  
126.39 Ac.  
P 303

ROAD  
Montgomery County  
4806 / 138  
14.12 Ac.  
P 464  
P 573  
P 515  
Creek

Bennett

R.L. & M.A. Wright Et Al  
3450 / 145  
37.47 Ac.  
P 777

Montg. Co.  
4774 / 851  
19.29 Ac.

HYATTSTOWN  
12.74 Ac.  
3464 / 196  
P 777  
P 606

K. & D. I. Rich  
4595 / 540  
49.86 Ac.

Montg. Co.  
4091 / 612  
28.89 Ac.

P 909

P 47  
800 Ac.

N 900

ROUTE

ROAD  
J.A. Jr.  
& E.F. Lynott



# MEMO



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 21, 1991

TO: Bob Spalding and Tom Kennedy  
FROM: Gwen Marcus *GM*  
SUBJECT: Overlay Zone for Clarksburg and Hyattstown

Some preliminary thoughts on the Clarksburg/Hyattstown overlay zone:

1. Allowed uses should be very narrow with emphasis on activities that fit well into existing structures and/or would not require gigantic new buildings (i.e. professional offices, antique stores, craft stores, art galleries, single family and duplex housing, photographic studios, child care facilities, museums, small restaurants or tea rooms, etc.)
2. There should be an emphasis on retaining a high percentage of residential use. Possibly encouraging home occupations or apartments above shops.
3. Unlike the Wheaton CBD zone, there does not need to be such a strong emphasis on ground floor retail - except maybe in entirely new commercial construction. Zone should not disallow the potential construct new buildings which are completely residential.
4. The physical character of the districts should be reinforced by calling for a very low percentage of building coverage on the lot (15% or less), by creating large **minimum** back yard setback requirements (100-200 feet?), by creating small **maximum** front yard setback requirements (0-5 feet?), and by requiring the retention of open space, mature trees and landscaping.
5. Signage should be tightly controlled.
6. Enforcement through site plan review may conflict with the historic preservation review process (what if the HPC required something different than the Planning Board does?) and should possibly be incorporated into the HPC's Historic Area Work Permit (HAWP) process. Community planning staff could submit a report when a HAWP is requested in Clarksburg or Hyattstown explaining whether the request meets the requirement of the overlay zone or not and the HPC could deny a HAWP if it doesn't meet the zone.

[20] From: Marcus 1/30/95 2:37PM (1365 bytes: 32 ln).

To: Easley

Subject: DRC Comments on Clarksburg Town Center

----- Message Contents -----

Kathleen:

At the DRC meeting this morning I had only very rough notes. My main points were:

1. Right-of-way for Stringtown Road needs to be moved out of historic district boundaries.

2. Extension of Redgrave Place requires relocating a historic house. House must be relocated within the historic district and must face Frederick Road.

3. The cross-section for the portion of Redgrave Place that goes through the historic district should be as narrow in paving and right-of-way as possible. No more than two lanes of traffic with no onstreet parking.

4. There should be the creation of a commemorative park within the Town Center development that highlights the Clark family and reuses the stones taken from the Clark Family Cemetery.

5. When sewer goes in adjacent to the historic district, it should be planned in such a way that will allow for connections to the existing historic buildings as well as the new structures.

Hope this is helpful.

Gwen x655

[24] From: Marcus 2/28/95 10:13AM (1274 bytes: 26 ln)

To: Carter

Subject: Clarksburg Town Center

----- Message Contents -----

John:

Please let me know when we can get together on Clarksburg.  
I'm concerned about a variety of issues:

1. How much land will be retained around the church?
2. What will end up being the right-of-way and design for Redgrave Place extended?  
*50' R-O-W*
3. Any progress on final concept for moving the historic house within the historic district?  
*26' PAVING + VERTICAL*
4. Any progress on creation of a commemorative park for the Clark Family Cemetery?  
*Keenanoff*
5. Will other buildings in the historic district be able to hook into sewer?  
*Working w/ Radden*
6. Will off-site road/intersection improvements affect the historic district (Ki Kim called me about this and I will talk with him)?  
*Joe Brennan*
7. Has the Stringtown Road right-of-way been moved out of the historic district?  
*Call Alan Soukup*

Let me know when we can get together to discuss these topics. I'm pretty tied up today (Tuesday) and Wednesday. However, I'm free all Thursday afternoon and all Friday afternoon.

Gwen

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ROUTING SLIP

FROM: Ki Kim, Transp. DATE: 2/28/95

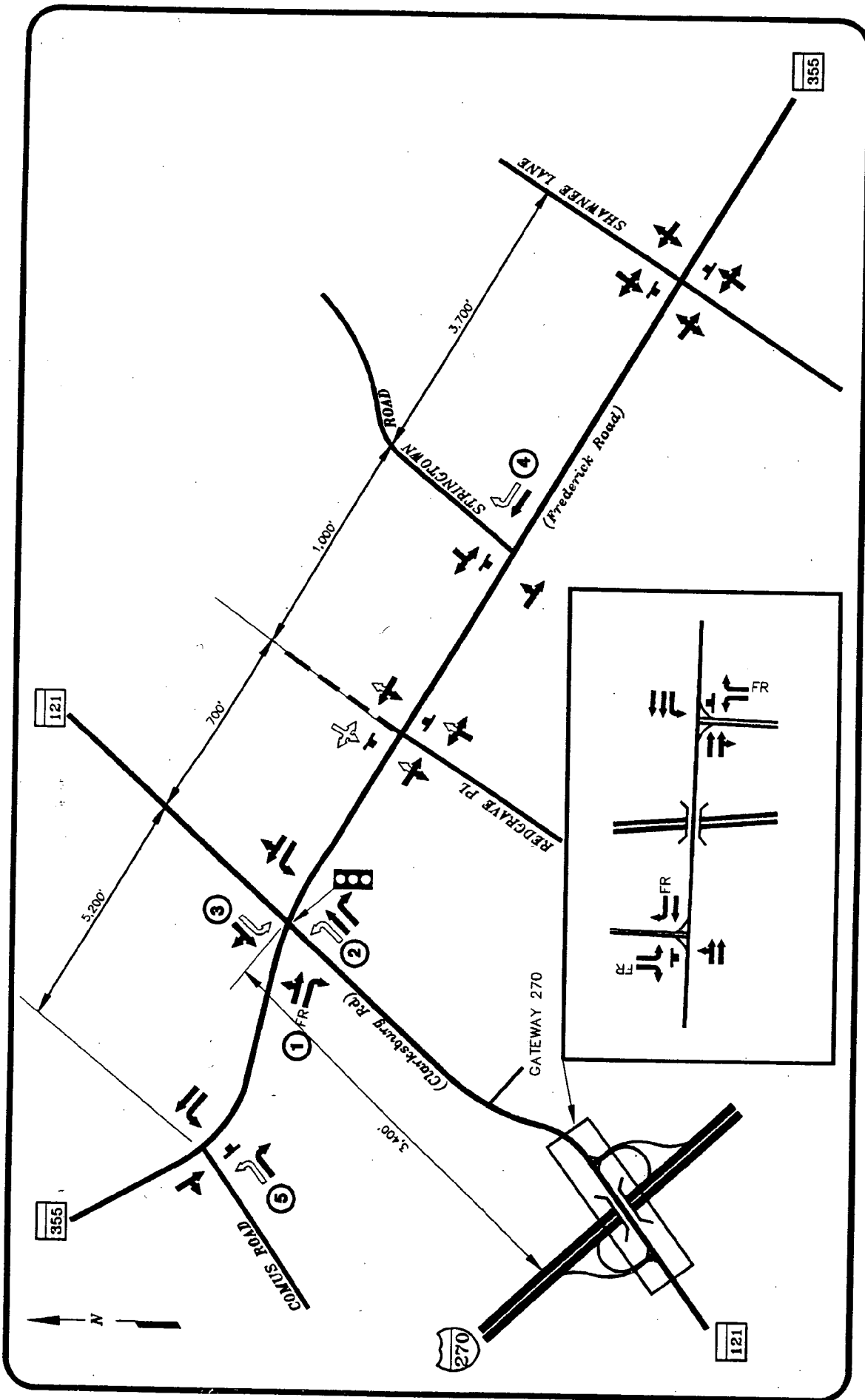
TO:	DATE OUT	INITIALS
(1) <u>Gwen Marcus</u>		
(2)		
(3)		
(4)		

RE: Off-site roadway improvements for Clarksburg  
(identify attached correspondence) Town Center Dev

- Appropriate Action
- Approval
- Prepare Draft Reply
- For Your Signature
- Full Report
- Recommendation and Return
- Per Our Conversation
- Note and Return
- For Your Information
- File
- See me for discussion \_\_\_\_\_  
(date) (time)
- Prepare reply for the signature of \_\_\_\_\_
- Answer or acknowledge on or before \_\_\_\_\_

REMARKS:

Gwen -  
Could you check the proposed roadway improvements with any implications to the Historic District, and provide your comments, thanks. Ki



THE TRAFFIC GROUP, INC.

EXHIBIT 15

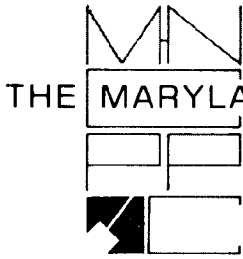
RECOMMENDED IMPROVEMENTS

NOT TO SCALE

H SIGNALIZED INTERSECTION

1 "STOP" CONTROL

← RECOMMENDED IMPROVEMENTS



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DESIGN, ZONING, AND PRESERVATION DIVISION

January 9, 1995

NAME: Historic Preservation Section

ATTENTION: Gwen Marcus

REFERENCE

Project Plan: 9-94004 Preliminary Plan: 1-95042

Zone: RMX-2

Project: Clarksburg Town Center

Location: Near the Intersection of MD 355 and MD 121

SCHEDULE

1/30/95 Development Review Committee

3/2/95 Tentative Planning Board Agenda

ACTION

- 1. \_\_\_\_\_ Information
- 2. Review & Comment by 1/30/95
- 3. \_\_\_\_\_ Other

ENCLOSURES

Copies

RESPONSE

- 1. \_\_\_\_\_ No Comment
- 2. \_\_\_\_\_ Comments Attached/  
Separate Cover
- 3. \_\_\_\_\_ Comments as follows:

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DESIGN, ZONING AND PRESERVATION DIVISION CONTACT: John Carter (301) 495-4570

Copy For Your  
Information

January 4, 1995

Maxwell M. Rogers  
23533 Stringtown Road  
Clarksburg, MD 20871

Mr. Joseph Y. Cheung, P.E.  
Montgomery County Dept. of Environmental Protection  
Division of Water Resources  
250 Hungerford Drive, 2nd Fl., Station 8  
Rockville, Maryland 20850-4153

Re: Stormwater Management Concept Plan for "Clarksburg  
Town Center"  
MNCP&PC File #1-95042 and 9-94004  
LAI #313-00

Dear Mr. Cheung:

I am a landowner affected by the stormwater management concept plan for the Clarksburg Town Center. After reviewing the plan which was sent to me by Loiederman Associates, Inc., I have serious reservations as to the overall concept. If you will review the Preliminary Plan which has been submitted, a copy of which was also sent to me, you will see that there is a proposal to condemn a portion of my property in order to relocate Stringtown Road. I have lived in this same location for many decades, and am familiar with the local topography and road alignments. Assuming I am successful in my quest to have any realignment of Stringtown Road be placed on the developer's property, then it appears to me that the stormwater management plan is not workable.

There will have to be significant changes in the natural flow of water. Historically, during times of heavy rains, the dry creek bed which runs through my property (headwaters of Little Seneca Creek) fills rapidly. It is not unusual that it overflows. There is an existing storm drain which leads from the west side of Stringtown Road to the east side of Stringtown Road and into this dry creek bed. If the natural flow of water is changed, I am extremely concerned that the creek bed will become a raging torrent, which will have an effect not only on my property, but on all of the properties downstream.

There are also obvious concerns about the impact of replacing the naturally absorbent soil with macadam, concrete and dwelling units. Given that the zoning is approved, I suppose there is little that can be done. On the other hand, I certainly hope that the Department of Environmental Protection will look very closely

at the impact that the proposed plan will have on my property and the property of others downstream.

Thank you for your kind attention to my comments.

Very truly yours,

*Maxwell M. Rogers*

Maxwell M. Rogers

cc: MNCP&PC Subdivision Review  
MNCP&PC Design, Zone and Preservation  
Douglas Duncan, County Executive



Copy For Your  
Information

January 4, 1995

Maxwell M. Rogers  
23533 Stringtown Road  
Clarksburg, MD 20871

Maryland National Park & Planning Commission  
Attn: Subdivision Development Review  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Stormwater Management Concept Plan for "Clarksburg  
Town Center"  
MNCP&PC File #1-95042 and 9-94004  
1300 Dwelling Units

Dear Ladies and Gentlemen:

I was recently sent a copy of the three sheet preliminary plan for the above development. I note that it is proposed that a relocation of Stringtown Road occur. I assume that this proposal is made by the developer. One effect of the proposed relocation is to take part of my property.

I have lived at my current residence for many decades and am quite familiar with the topography and alignment of Stringtown Road. I see no reason to relocate Stringtown Road other than the fact that if it remains where it is, the developer will not be able to get as many dwelling units out of the subdivision. It appears to me that the effect is to move the road so that the maximum number of units can be built by the developer and at the same time take part of my property and even larger portions of properties to the south of mine for a so-called "public use."

A relocation of Stringtown Road is not only unnecessary and expensive, but it appears to me that it will have a deleterious effect on the environment. In order to relocate the road, it will be necessary to cut deeply into the steep hillside in that area. This will lead to erosion problems in the long term. I am also concerned about the tie-in of the storm water management plan with the proposed road relocation, in that it will have a significant effect on the headwaters of Little Seneca Creek which runs through my property.

I am opposed both for myself and for the public at large to the relocation of Stringtown Road.

Thank you for your time.

Very truly yours,

*Maxwell M. Rogers*

████████████████████

cc: Montgomery County Dept. of Environmental Protection  
MNCP&PC Design, Zone and Preservation  
Douglas Duncan, County Executive