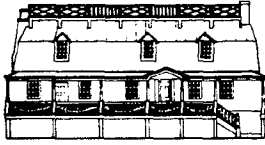


19/13-5-90A

19401 Germantown Road, Germantown

MARYLAND
HISTORICAL



TRUST

William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

Division of Historical and Cultural Programs
Office of Cultural and Educational Services

August 12, 1991

Mr. Robert M. Albiol
16710 River Road
Poolesville, Maryland 20837

Re: Pumphrey - Mateney House
Germantown, Maryland

Dear Mr. Albiol:

Thank you for your letter of June 20, 1991 concerning the installation of exterior storm windows on the above-referenced property. It is my understanding that the Montgomery County HPC placed a condition on the historic area work permit that prohibits you from installing exterior, triple-track storm windows on this property. I must say that I agree with your description of the condition as "perplexing."

You are indeed correct in your understanding that the use of triple-track storm windows on historic buildings is not only an acceptable preservation practice but, in fact, recommended by this office as well as the National Park Service. Therefore, I am a little surprised by the HPC's decision.

The obvious reason triple-track storm windows are recommended is to increase energy efficiency while protecting the historic window from the detrimental effects of the environment. Although the use of interior storm windows may produce a more preferred aesthetic solution to the energy efficiency problem, they significantly increase the potential for damage to the historic window and sill from condensation.

My suggestion to you is that you return to the HPC and, once again, ask for approval of the installation of the exterior storm windows. If you haven't already, you may want to include with your request, a copy of "Preservation Brief #3" which, as you have indicated, states the National Park Service's stance on this topic. Although the HPC will receive a copy of this letter, you may also want to include a copy with your request.

Maryland

Department of Housing and Community Development
45 Calvert Street, Room 423, Annapolis, Maryland 21401 (301) 974-5585

Mr. Robert M. Albiol
August 12, 1991
Page 2

Should you have any questions concerning my comments, please
feel free to call me at (310) 514-7617.

Sincerely,



Michael K. Day
Chief,
Planning and Educational Outreach

MKD/jja

cc: Ms. Gwen Marcus
Maryland-National Capital Park
and Planning Commission

Mr. Leonard Taylor, Jr.
Chairman, Montgomery County Historic
Preservation Commission



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

1913-5 Pumping -
Materney Hse



Montgomery County Government

February 13, 1991

Robert Albiol
16710 River Road
Poolesville, Maryland 20837

RE: 19401 Germantown Road, Germantown

Dear Mr. Albiol:

This is to confirm receipt and approval of your proposed plans to restore/replace the northeast and southwest porches on the Pumphrey-Matenev House (Master Plan Site #19/13-5), at 19401 Germantown Road, Germantown. You may now proceed with these improvements. Thank you for your cooperation in this matter and please call me at 217-3625 with any questions.

Sincerely,

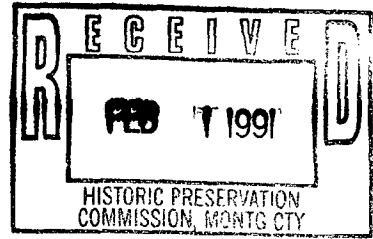
A handwritten signature in cursive script that reads "Laura E. McGrath".

Laura E. McGrath,
Planning Specialist

2511E

Jan 30, 1991

Lauren McGruff
Mo. Co. Historic Pres. Comm.
51 Monroe St., #1001
Rockville, MD 20850.



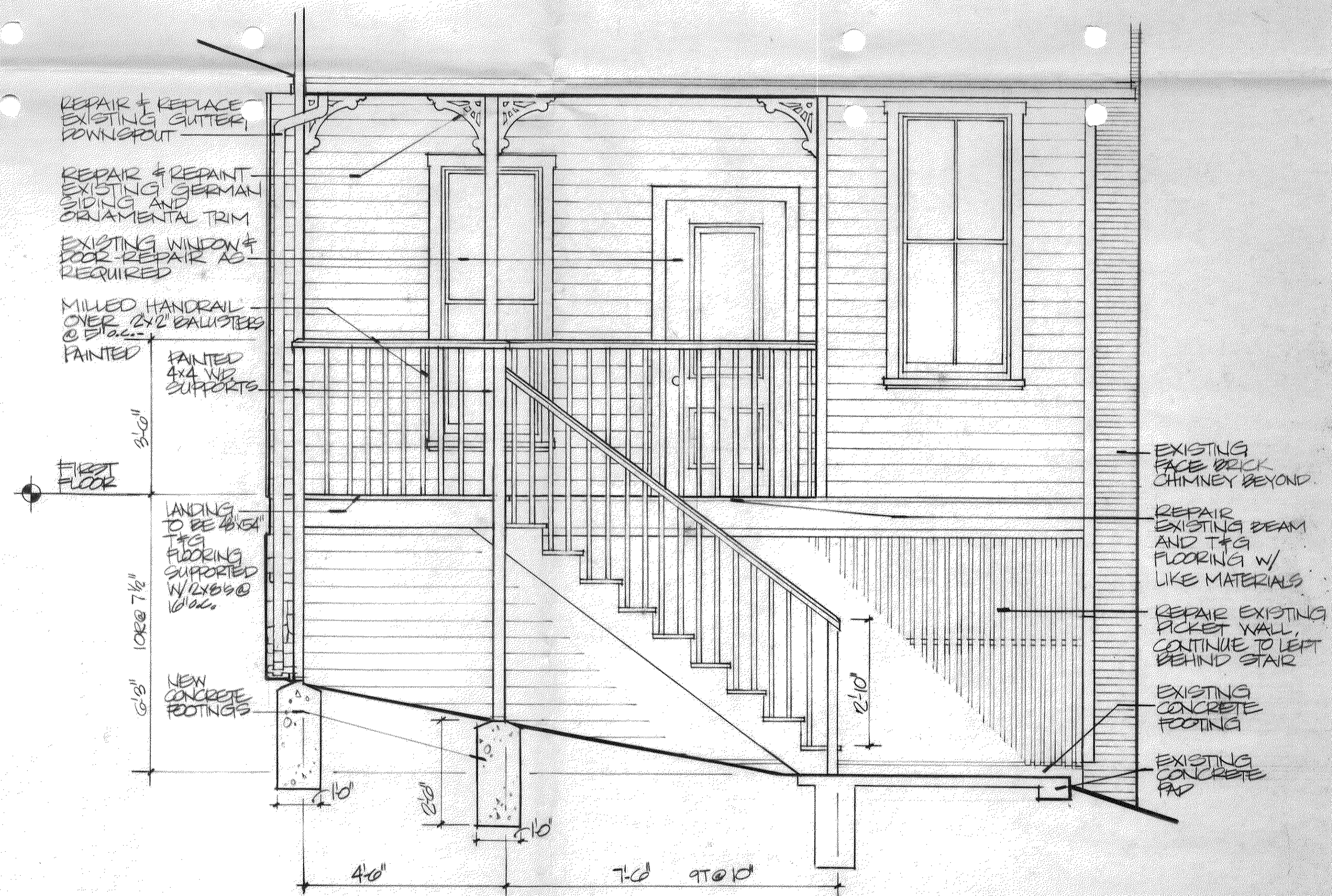
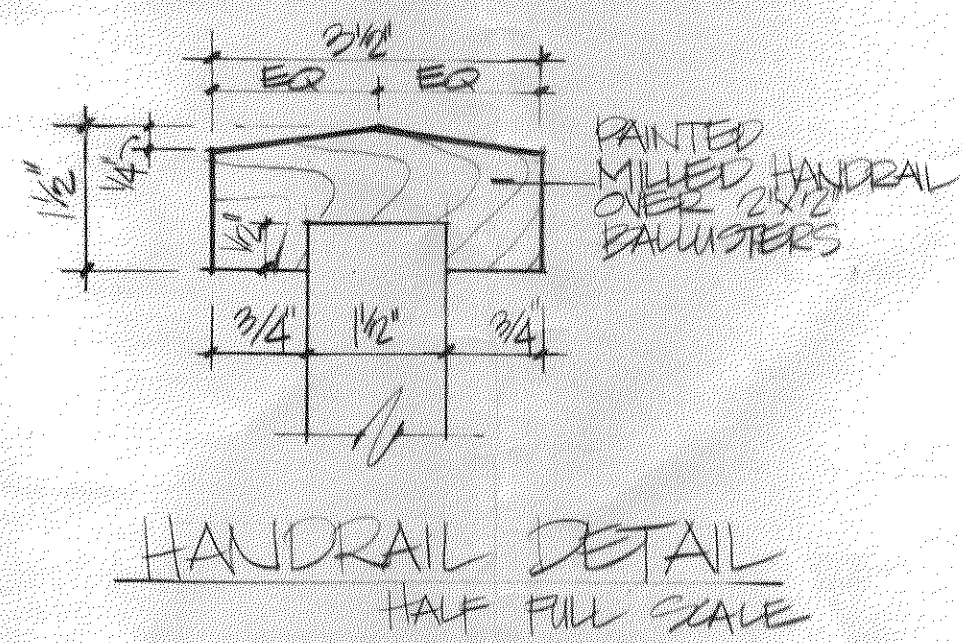
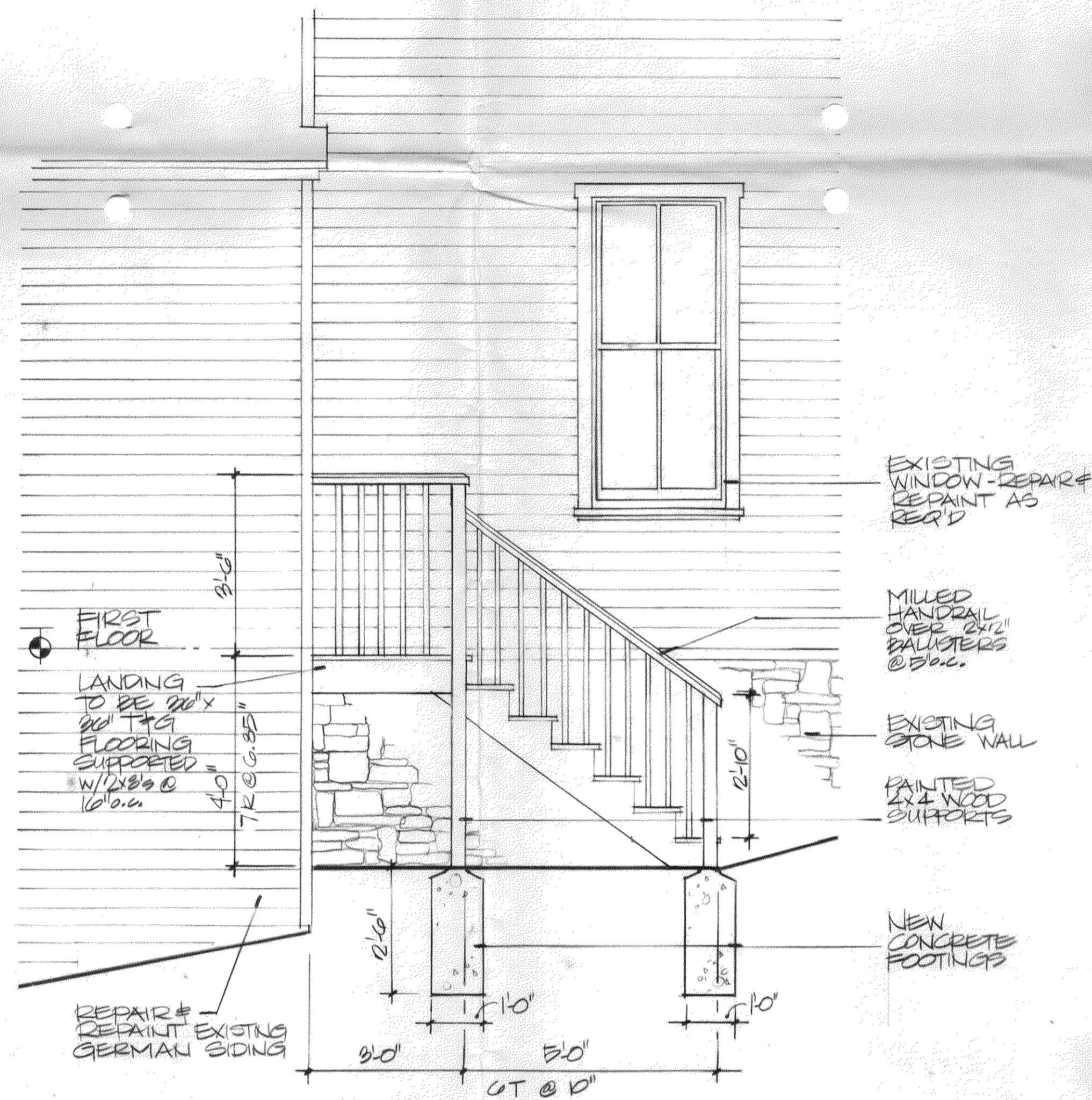
Dear Ms. McGruff,

As requested by the Historic Preservation Commission, I am submitting detail drawing on how I intend to restore the back porch and landing of the Pumphrey-Matney House. Please inform me as to ~~whether~~ whether or not I can proceed with construction.

Thank you for all your assistance.

Sincerely,

TRUQUILL



NORTHEAST STAIRS & PORCH OF PUMPHREY MATENY HOUSE
1/2"=1'-0"

BACK PORCH - SOUTHWEST SIDE OF THE PUMPHREY-MATENY HOUSE
1/2"=1'-0"

2.12.91



Montgomery County Government

MEMORANDUM

TO: Robert Seely, Chief
 Division of Construction Codes Enforcement
 Department of Environmental Protection

FROM: Laura E. McGrath, Planning Specialist
 Division of Community Planning and Development
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: August 16, 1990

The Montgomery County Historic Preservation Commission, at their meeting of August 15 reviewed the attached application by Robert Atkint for an Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: Installation of Hipe Hant

Storm windows not approved; 2) final porch railing and stair case design must be approved by HR. Clerk and staff before work is done.

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. HAWP application & attachments
2. Photos
3. _____
4. _____
5. _____

2020E

Historic Preservation Commission



Montgomery County Government

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Laura E. McGrath, Planning Specialist
Department of Housing and Community Development
Division of Community Planning and Development

DATE: *August 16, 1990*

SUBJECT: Approval of Work Permit/Release of Other Required Permits
w/conditions (see below)

Enclosed please find a copy of your Historic Area Work Permit application, which was approved by the Historic Preservation Commission at their recent meeting.

You may now apply for a building permit from the Department of Environmental Protection, located at 250 Hungerford Drive, Second Floor, Rockville, Maryland 20850. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by the Department of Environmental Protection before work can begin.

If you have any questions regarding the permit process, please contact the Historic Preservation Commission at 217-3625, or the Department of Environmental Protection at 738-3110. Thank you very much for your patience, and good luck on your project!

JBC:av
1144E

Conditions of Permit:

- 1) Installation of pipe rack storm windows not approved*
- 2) Final porch railing and staircase design must be approved by HPC Chair and Staff before work is done.*

Historic Preservation Commission



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATIDN NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: August 3, 1990

CASE NUMBER: 19/13-5-90A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Pumphrey-Mateney
House/Germantown
Historic District

PROPERTY ADDRESS: 19401 Germantown
Road

TAX CREDIT ELIGIBLE: Yes

DISCUSSION:

The applicant is proposing to restore the Pumphrey-Mateney House, a two story frame house with gable roof built in the early 1880s. Restoration will include repointing of the chimneys, repointing and/or rebuilding of the foundation where necessary, repair of porches and staircases, replacement of the roof, and repair and/or replacement of siding, trim, shutters, and windows. In addition, the applicant is proposing the installation of exterior lighting in several locations and landscaping, including a fence surrounding the property. Demolition of a shed on the south end of the property and the addition of a window on the east wall of the rear addition are also proposed.

STAFF RECOMMENDATION:

As proposed, all restoration and repair work will be completed with like materials, in a like manner, and according to the Secretary of the Interior's Standards for Rehabilitation. The landscaping and lighting plans appear appropriate to the resource. The addition of the window in the rear east wall of the structure, if similar in design and proportion to the others, would not appear to substantially alter the structure; a door and window also presently exist on the opposite elevation. Staff recommends approval of the application based on criteria 24A-8(b)(1),(2), and (3).

ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Photographs
4. Floor Plans and Foundation Detail
5. Germantown Master Plan Amendment Language

1995E



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850

217-3625
19/13-5-90 A



Robert Albiol
↓

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 2883645
NAME OF PROPERTY OWNER ROBERT AUZIO TELEPHONE NO. (301) 948-4273
(Contract/Purchaser) OWNER (Include Area Code)
ADDRESS 16710 River Rd ROCKSVILLE MD 20837
CITY STATE ZIP
CONTRACTOR SAME TELEPHONE NO. SAME
CONTRACTOR REGISTRATION NUMBER 15-012187
PLANS PREPARED BY WILMONT SMITH, Inc TELEPHONE NO. (301) 353-0077
(Include Area Code)
REGISTRATION NUMBER 6220

LOCATION OF BUILDING/PREMISE

House Number 19401 Street GERMANTOWN RD
Town/City GERMANTOWN Election District Dist 9 Sub 1
Nearest Cross Street WISTERIA
Lot N/A Block N/A Subdivision N/A
Liber 9353 Folio 293-296 Parcel N/A

1A. TYPE OF PERMIT ACTION: (circle one) 06 SEPS Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision SP Fence/Wall (complete Section 4) Other DRIVEWAY + PARKING
SHED
1B. CONSTRUCTION COSTS ESTIMATE \$ 80,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (~~X~~) WSSC 02 () Septic 03 () Other _____
2B. TYPE OF WATER SUPPLY 01 (~~X~~) WSSC 02 () Well 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 4 feet _____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line WHITE PICKET FENCE ALONG PROPERTY LINE
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Robert Auzio July 19, 1990
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9007250070 FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

* PLEASE NOTE: SEE ATTACHED LETTER AND PHOTOS.

Robert M. Albiol
16710 River Road
Pooleville, MD 20837
July 20, 1990

Jared Cooper
Historic Preservation Specialist
Department of Housing and Community Development
51 Monroe Street, Suite 1001
Rockville, MD 20850

Dear Jared,

SUBJECT: THE RESTORATION OF THE PUMPHREY-MATENNEY HOUSE

As you know, I plan to restore Pumphrey-Mateney House interior and exterior in accordance with the U.S. Department of Interior's "Standards for Rehabilitation". I have done extensive research into the design and style of the house and have identified it as a late Victorian Homestead. Although I have not been able to locate old photographs of the house, I have gathered significant information from Mr. Smithers (Mr. Pumphrey's grandson) and Mrs. Hobbs (Mr. Pumphrey's niece [and a member of the well known Riggs banking family]). They both lived in the house as children (c. 1910-1930).

NOTE: the following paragraphs contain reference numbers. These numbers refer to the numbers on the enclosed photographs.

CHIMNEYS: The chimneys will be repointed with a mortar which has the appropriate color, texture and hardness (1).

EXTERIOR LIGHTING: The 3 porches, the basement exit and the rear parking will all have exterior light fixtures which will be of the "Late Victorian-Turn of the Century" style (2).

FOUNDATION: The stone foundation will be repointed and/or rebuilt (as needed) with correct mortar and in the appropriate style (3). The brick foundation, under the bay window, will be reconstructed with same bricks and in the same pattern (4).

LANDSCAPING: The County DOT and State DOT have decided that the driveway, to the parking at the rear of the building, must be the east of the house (5). The driveway, as I have it designed, minimizes the intrusion upon the house and maximizes the remaining amount of green-space. It will have gravel surface, not asphalt. To the east of the driveway, the land will be green-space with at least 6 trees (3 will be elms). The property will be surrounded with flowering bushes, at least 10 trees, and if permitted, a white picket fence.

PAINT: The walls will be painted colonial blue (as is the front porch) (6), the trim will remain white (7) and the shutters will be painted grey (to harmonize the roof with the walls) (8).

PORCHES AND STAIRCASES: There are 2 porches and 3 exterior staircases (9). All will be repaired and brought up to code.

ROOF: After considerable research it was determined that the original roof of the main house was cedar shingle; therefore, the existing asphalt shingle roof will be replaced with #1 perfect cedar shingles (10). The existing standing seam tin roof is leaking in several places and is beyond repair. Therefore, it will be replaced with the same standing seam tin (11).

SHED: Mrs. Hobbs said that the shed was built sometime after the 1950's (12). It is in very bad shape and of no historic or practical value; therefore, I request permission to remove it.

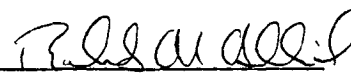
SIDING: The clapboard on the exterior walls, is commonly known as german siding. I intend to repair whatever I can, and replace all missing boards with like materials (13).

TRIM AND SHUTTERS: The trim (7) and shutters (8) will be rebuilt or replaced with like materials.

WINDOWS: All the windows will be repaired (14). I wish to add one window, with the same design and proportions as the others, on the east wall of the rear addition (15). For energy conservation and comfort of the building occupants I would like to put triple track storm windows on all windows.

I hope that my intentions are clear and my project acceptable to the Historic Preservation Commission.. I apologize for the delay in sending you the Application for Historic Area Work Permit, but I just recieved the title for the house yesterday. If you or the Commission have any questions, please do not hesitate to call. I can be reached at 948-4273.

Sincerely,


Robert M. Albiol

enc

APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s):

LATE VICTORIAN - AMERICAN HOMESTEAD (c 1883) -
APPROX 3000 SQ. FT. DECORATIVE GINGERBREAD,
CLASSIC & SIDE ADDITION FOR KITCHEN,
GERMAN CLAP BOARD SIDING -
SMALL (c 1950's) WOOD SHED ON BACK LOT.

b. General Description of Project:

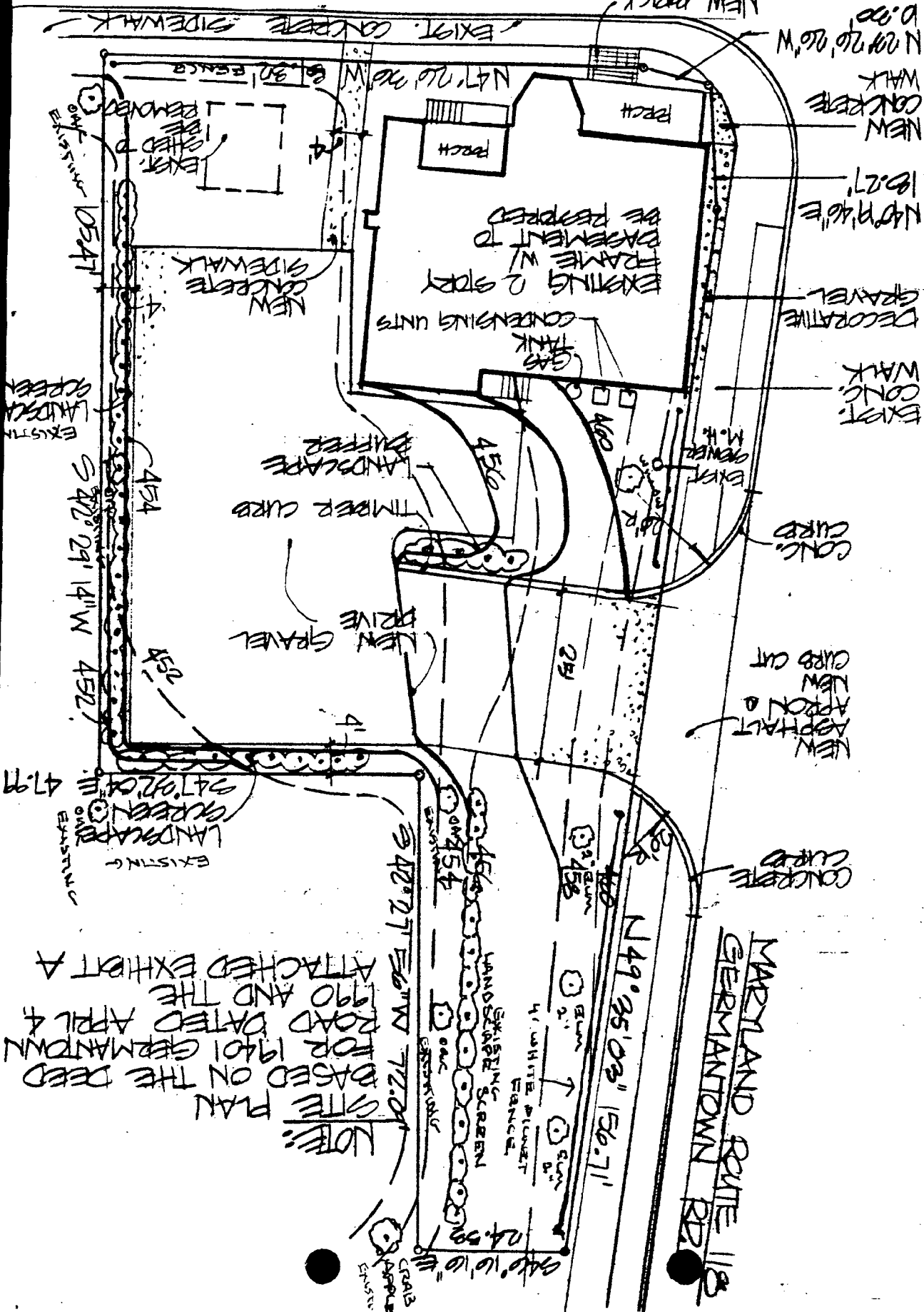
RESTORE INTERIOR + EXTERIOR :
(SEE ATTACHED)

- 7
2. SITE PLAN. For all projects, attach an accurate site plan or property survey, which shall include the following:
 - a. Scale (for example, 1/4" = 1 foot)
 - b. North Arrow
 - c. Location and dimensions of all existing and proposed structures:
 - d. Location of other features such as walks, drives, fences, ponds, streams, dumpsters, mechanical equipment, and major landscaping elements.
 3. TREE SURVEY. If any 6" diameter or larger trees are to be removed, or fall within the construction zone, attach an accurate tree survey. The survey should include the exact location, size, and species of all trees located in the project area, indicating which are to be preserved and which are to be removed.
 4. FLOOR PLANS; CONSTRUCTION PLANS. For new construction and room additions, attach a complete set of scaled floor plans. For porches and decks, attach scaled drawings showing dimensions, materials, and where and how they will be attached to existing structures. For other types of work, such as outbuildings and fences, attach scaled drawings showing dimensions, materials, construction methods, and design details.
 5. ELEVATION DRAWINGS. For new construction, including outbuildings, attach scaled drawings of all sides of the proposed structure. For additions, decks, porches, and major exterior alterations, attach scaled drawings of all sides of structure which will be affected by the proposed work.
 6. MATERIAL SPECIFICATIONS. For all projects, provide a written description of all exterior materials to be used. If desired, material specifications may also be included as notes on elevation drawings. If available, manufacturer's literature may also be included.

ALL MATERIALS FOR THE
EXTERIOR WILL BE THE SAME
AS THE ORIGINALS. ONLY LUMBER
IN CONTACT WITH THE GROUND WILL
BE PRESSURE TREATED.

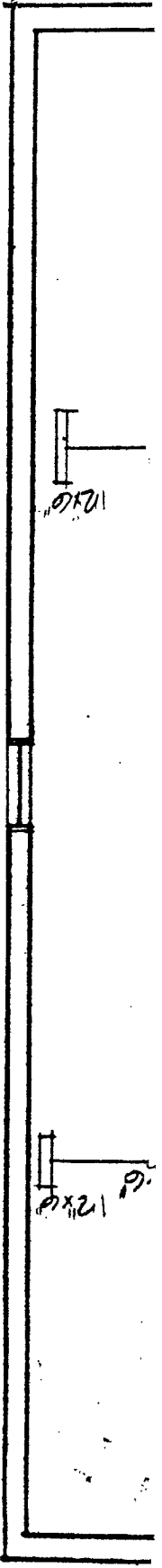
SITE PLAN

1/100



NOTE: SITE PLAN BASED ON THE DEED FOR 19401 GERMANTOWN ROAD DATED APRIL 4 1990 AND THE ATTACHED EXHIBIT A

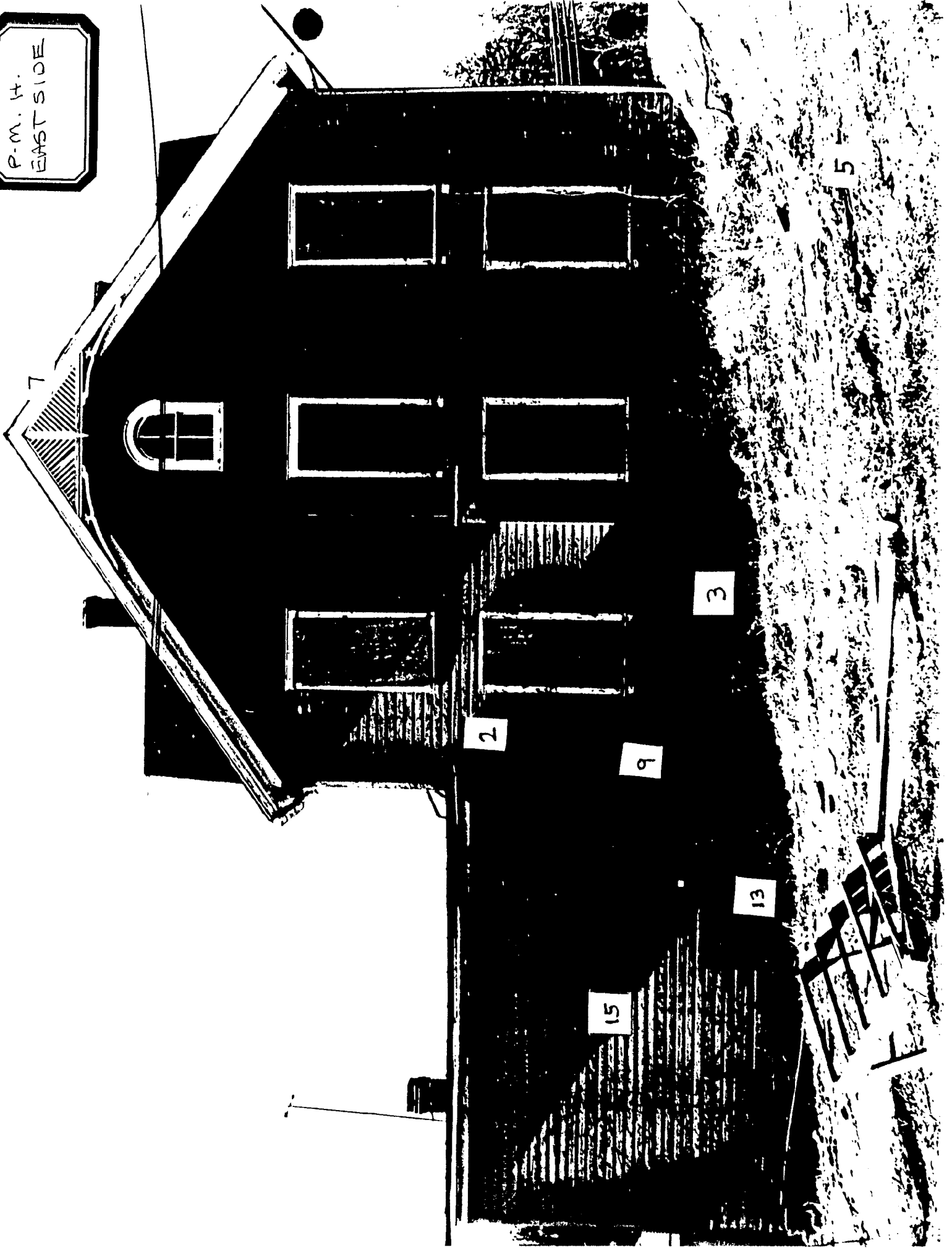
MARYLAND ROUTE 118
GERMANTOWN RD



P.M. H.
WEST END
"FRONT"



P.M. H.
EAST SIDE



2

9

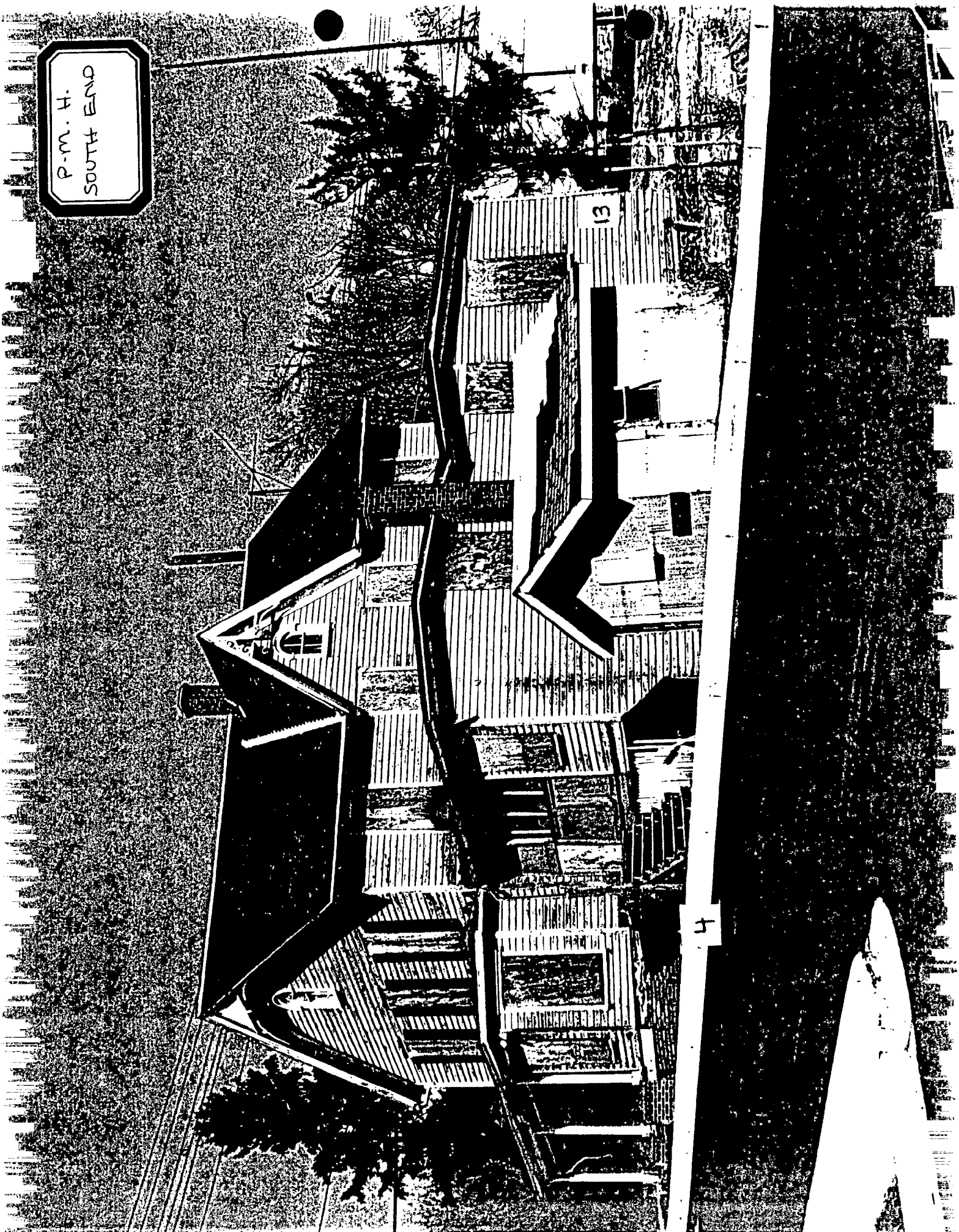
3

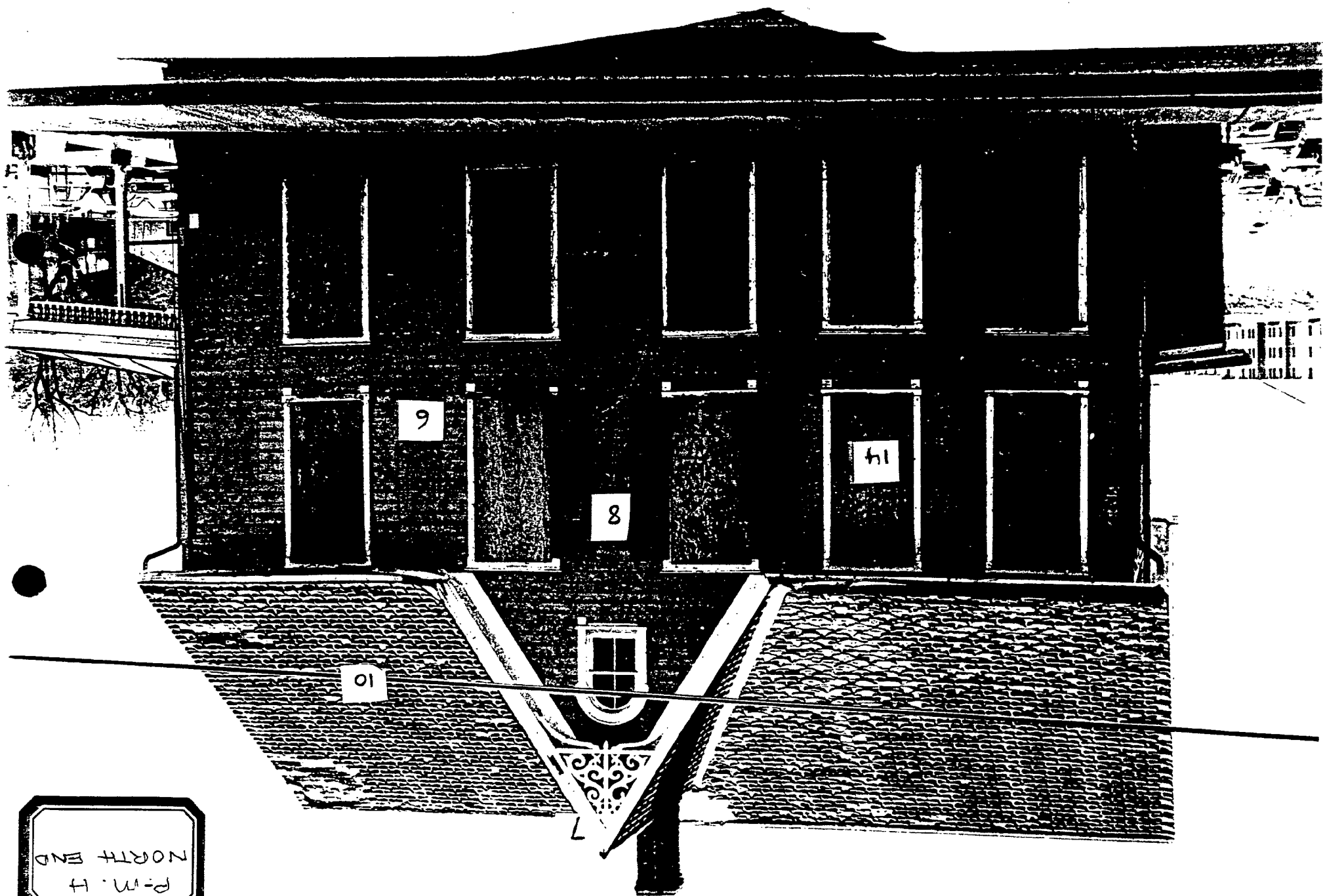
15

13

5

P.M. H.
SOUTH END





9

8

41

10

P.M. H
NORTH END

P. M. H.
SOUTH END

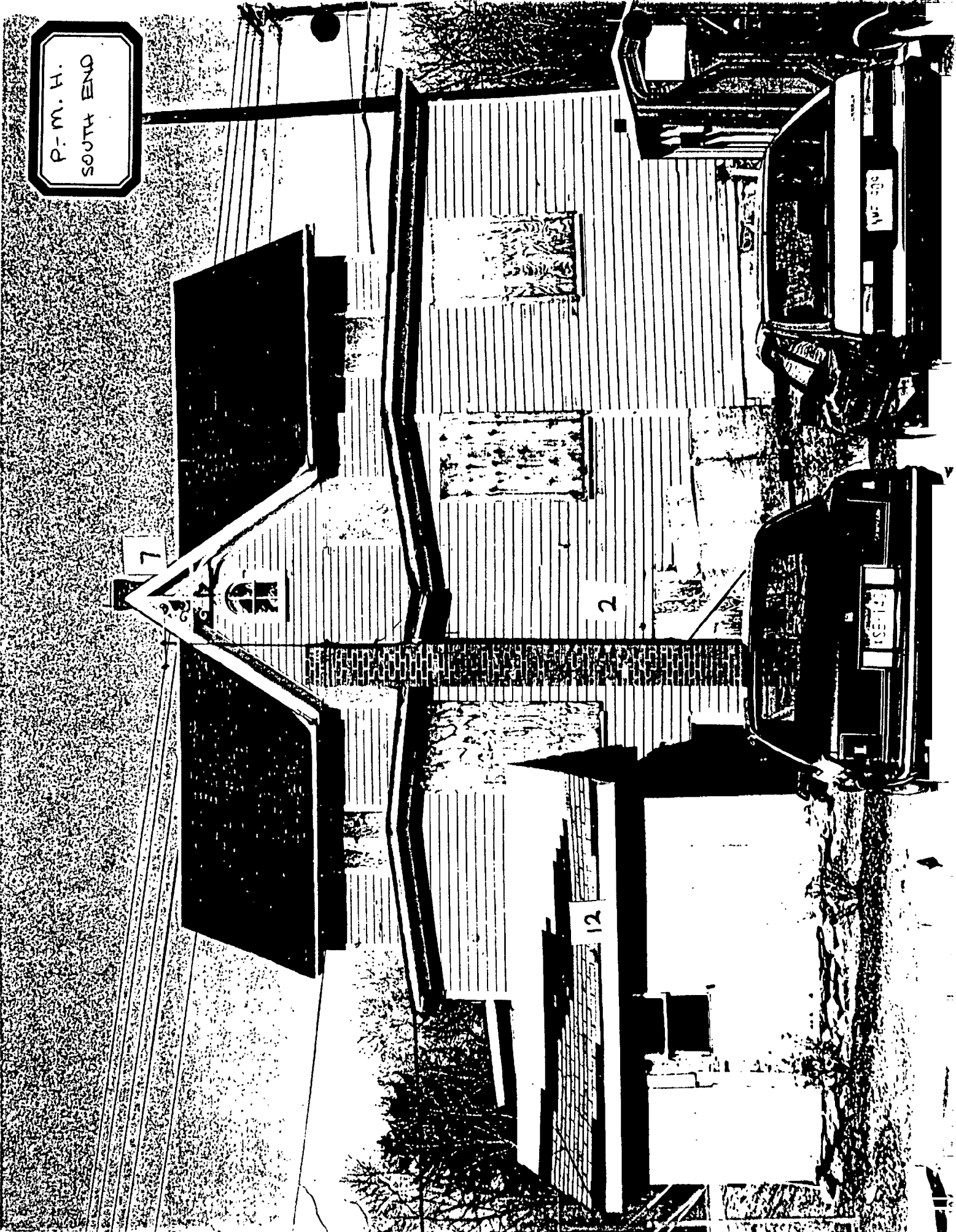
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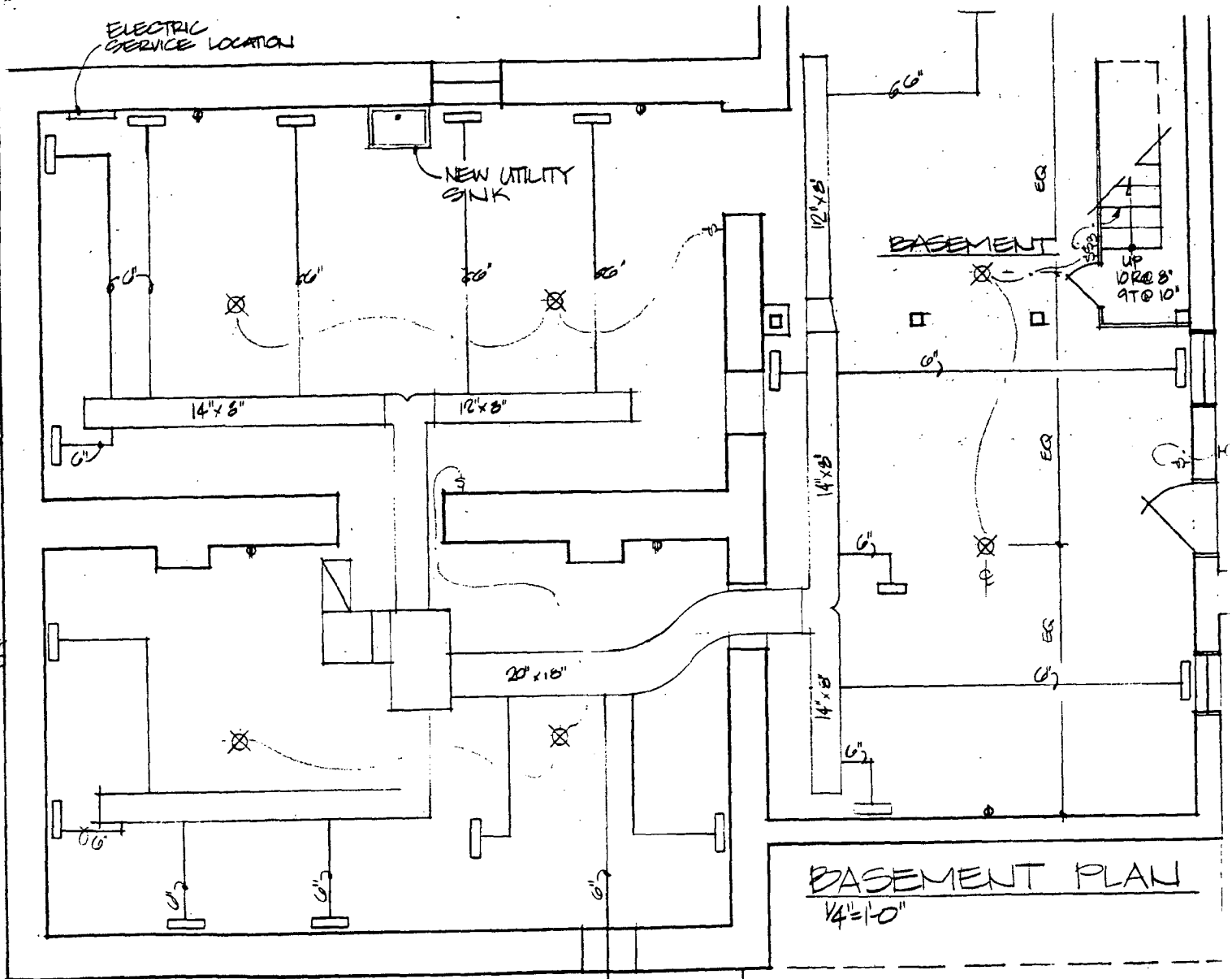
2

12

1967-68

1967-68





BASEMENT PLAN
 1/4" = 1'-0"

EXISTING CRAWL SPACE

MODEL NO. 3312ANX048000 CONDENSING UNIT IN PAD

CONDENSING UNIT ON CONCRETE PAD

MODEL NO. 3312ANX048000

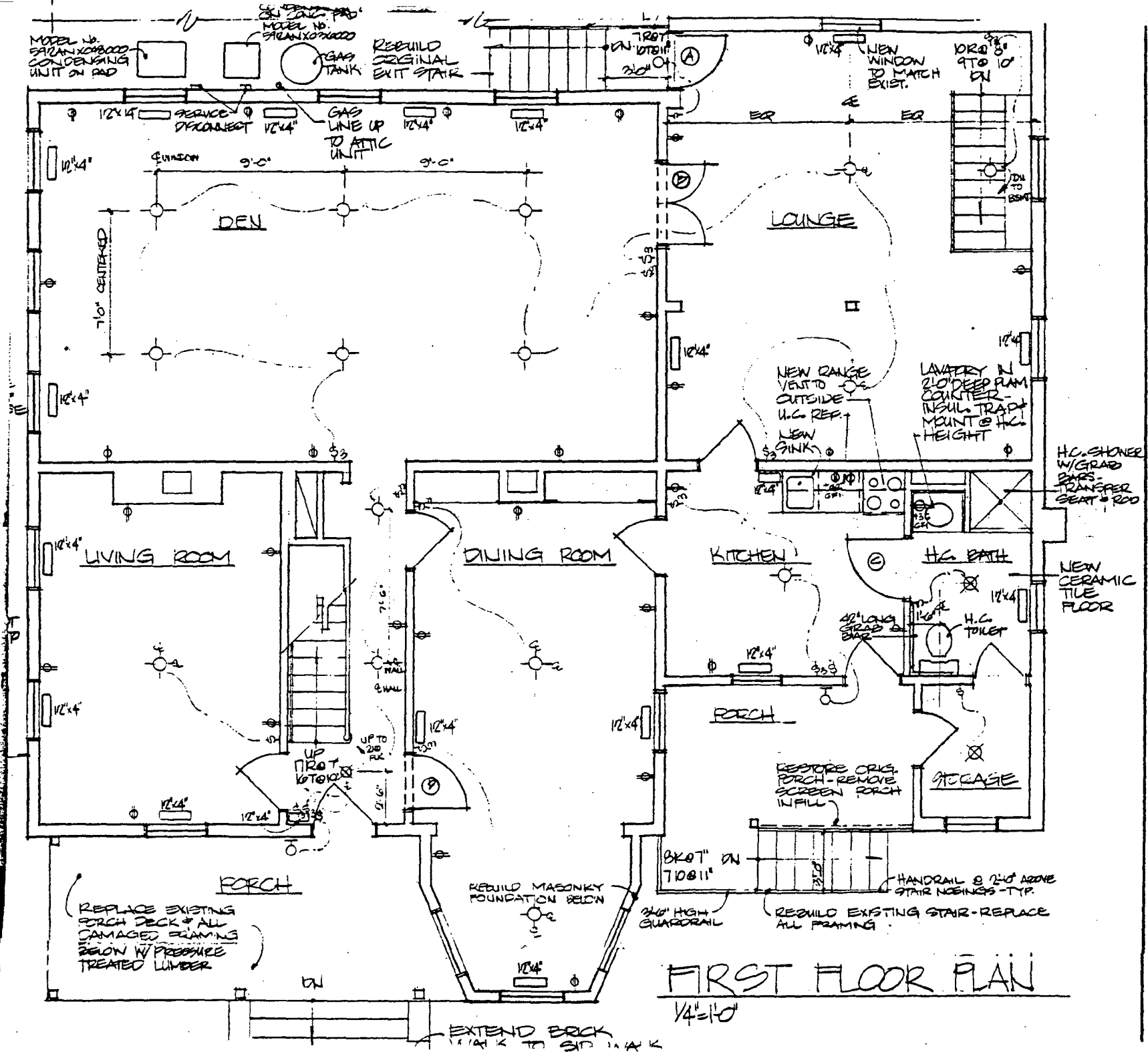
REBUILD ORIGINAL EXIT STAIR

TRIP UNIT 30A

HANDRAIL @ 2'-0" ABOVE STAIR LOSING

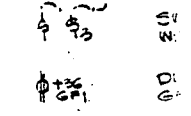
3'-0" HIGH GUARDRAIL

NEW WINDOW TO MATCH EXIST. 10R @ 8' 9T @ 10' IN

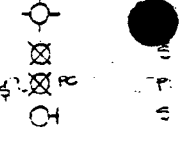


MEC
ELEC
ARCH
FLOOR

ELECTR



PICTURE



ALL FIXTURES
OWNER, IN
OWNER TO L

WILM
I N C

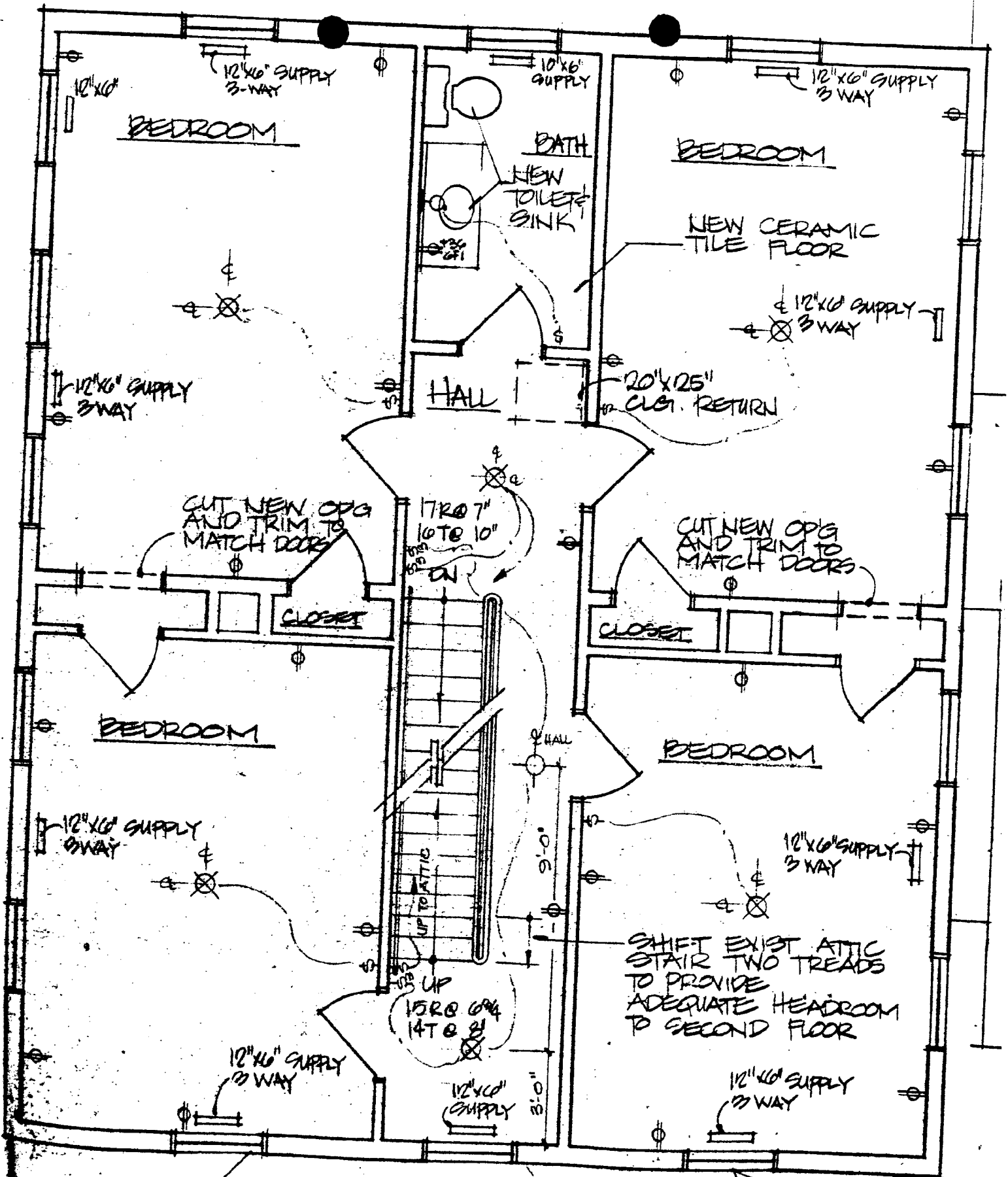
2020
GERMAN

Proj
Scale
Date

Drawing No.

FIRST FLOOR PLAN

1/4" = 1'-0"

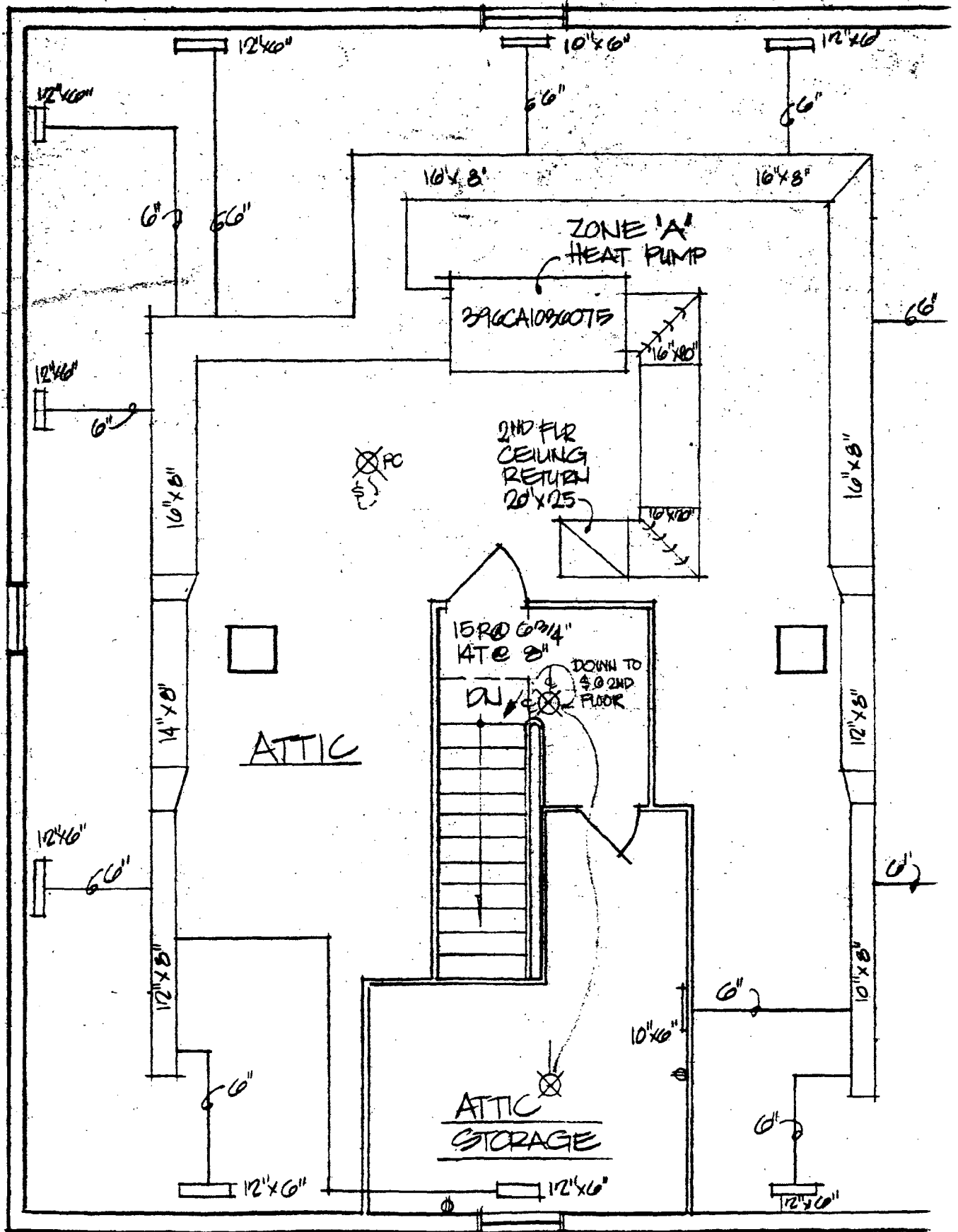


Second Floor

Plans

POORCH
ROOF BELOW

GE
TE
2.1



ATTIC FLOOR PLAN

1741
 PLY
 PLY
 8" C
 20M

NEW PRESSURE TREATED
 2X4 BEARING PLATE ANCHORED
 W/3/8" THREADED RODS @ 40" O.C.

PATCH EXIST
 PLASTER

REPLACE EXIST.
 BASE

GET PRESSURE
 TREATED WD
 BLOCKING
 UNDER EXIST.
 FLOOR

EXIST.
 HARDWOOD
 FLOOR

EXIST.
 TIMBER
 JOIST

EXIST.
 GENE
 FOUND.
 WALL

CONC. FOOTING W/ 2#4'S CONT#
 #4 HOOKS @ 12" O.C.

EXISTING SIDING

CONT. SEALANT & BACKER ROD

DECORATIVE
 GRAVEL

GRADE
 VARIES

CONC.
 SIDEWALK

1/2" CMU - PARSE
 OUTSIDE FACE
 BOLTS TOP COUR.

WATERPROOF
 MEMBRANE

12" MIN.
 BELOW
 GRADE
 1/2" MIN.

GRAVEL

4" DRAIN TILE
 SLOPE 1/4"
 PER FOOT WE
 TO EAST - RUN
 GRADE

COMPACTED
 SUBGRADE

FOUNDATION DETAIL

FIRST FLOOR
 ROOF BELOW

REBUILD
 EXIST
 FOUNDATION TO
 ADJUST FOR
 NEW
 BUILDING
 GRADE - SEE
 DETAIL ABOVE

GENERAL NOTES

- EXISTING HOUSE EXTERIOR TO BE RESTORED TO MAINTAIN HISTORIC CHARACTER
- NEW ROOF TO BE METAL TO MATCH ORIGINAL ROOF

SECOND FLOOR PLAN

zoning classification or overlay zone to provide the necessary design guidelines and review may be warranted in the future.

A map of the district boundaries is in the appendix.

#19/13-1 Madeline V. Waters House

19500 Germantown Road

This resource was included on the Master Plan for Historic Preservation in 1985. The Madeline V. Waters House burned soon after designation and was demolished. There are no remnants of the foundation of the house, although the allee of trees, which had led to house, remains.

This Plan strongly recommends that this site be retained on the Master Plan for Historic Preservation for two reasons:

1. The Master Plan for Historic Preservation has never been "reamended" to remove a resource--even after that resource has been damaged or destroyed by fire (for example, the Horace Waters Brick House described above). To do so at this time would set a very dangerous precedent which could potentially encourage the neglect and destruction of other Master Plan sites in the County.
2. The Madeline V. Waters House site is a strategic location which, if handled carefully, can be an important area of visual transition between the Town Center and the historic district. Historic designation does not preclude the development of the Waters House site, but it does provide an opportunity to guide that development in a way which will be an asset to the historic district and to Germantown as a whole.

#19/13-5 Pumphrey/Mateney House

19401 Germantown Road

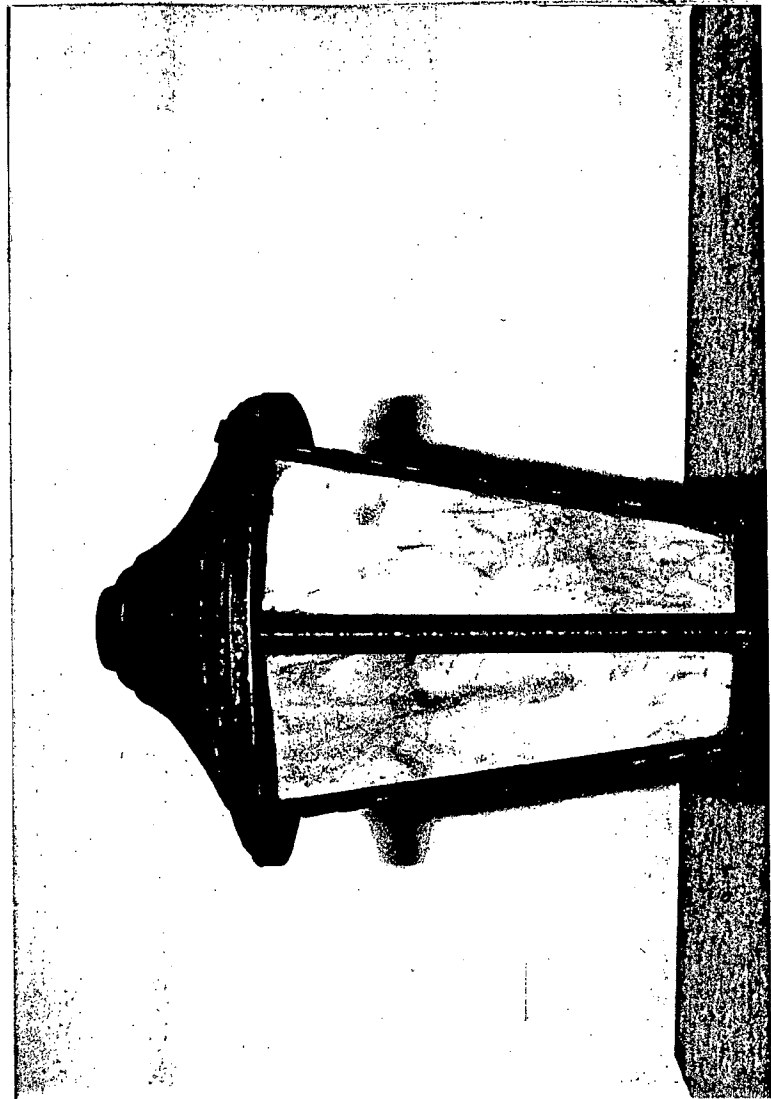
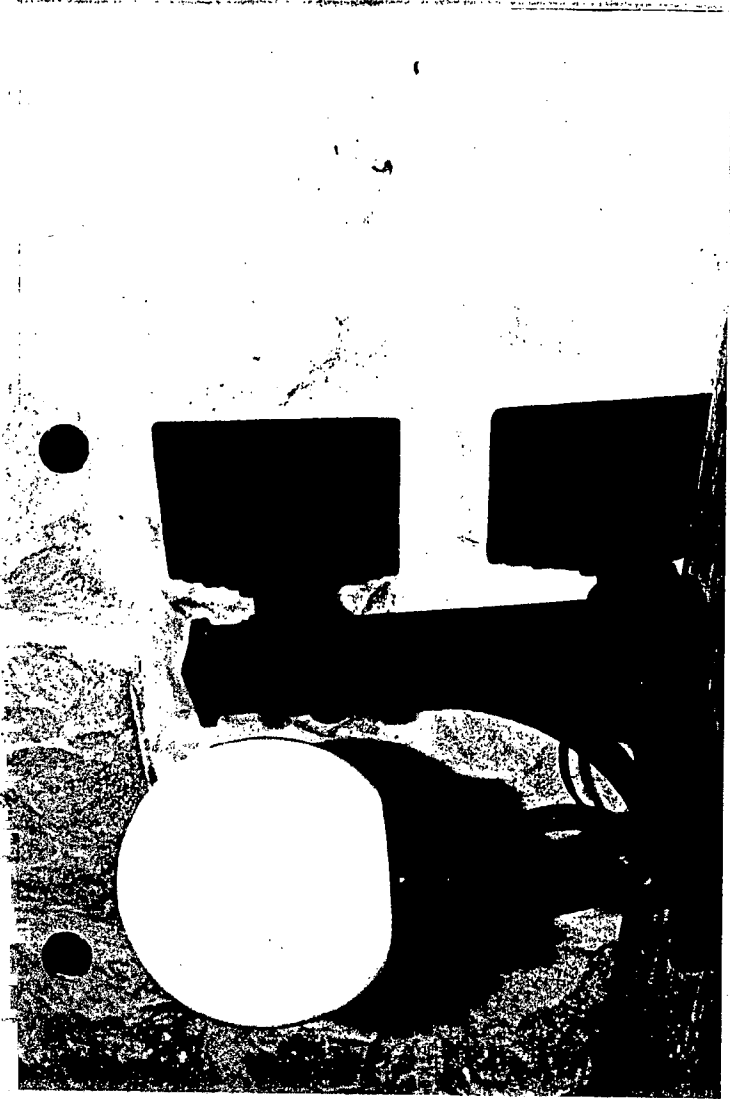
This is a two-story frame house with Carpenter Gothic detailing. It has a gable roof with decorative trim at the gables and a front gable arched window. There is a projecting bay on the west side and a side porch with decorative trim.

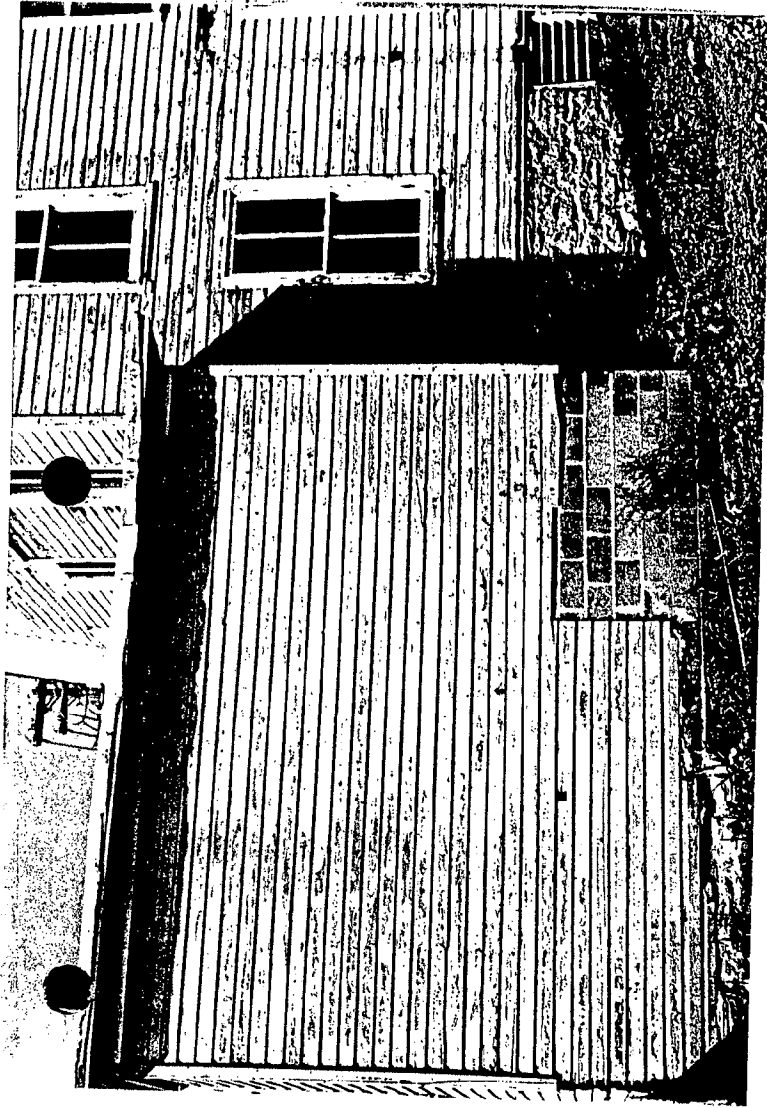
Robert H. Pumphrey purchased the property in 1883 and built this structure soon after. He ran a store here during the 1890's until a separate building was constructed next door. The Pumphrey family lived in the house and were succeeded by the Mateney family, Mrs. Mateney being the daughter of Robert Pumphrey.

#19/13-6 Upton Bowman House

19219 Germantown Road

The Bowman House is a two-story, stuccoed, cross-gable house with decorative bargeboards in the gable ends. It was built around 1901.





The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue Silver Spring, Maryland 20910

Montgomery County Planning Department

From the Desk of: *Gwen Marcus*

8/1/90

Laura - Here is the section
of the Germantown Master Plan
that addresses historic resources.

Sorry the copies are so terrible -
our machine is acting up.

I've flagged the references to
the Pumphrey / Matney House.

Call if you have any questions.

Gwen

INTRODUCTION

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. Amendments to area master plans that evaluate historic resources for designation also amend the Master Plan for Historic Preservation.

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

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.

On an increasingly frequent basis, the Historic Preservation Commission 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 (HPC) 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.

GERMANTOWN'S HISTORIC RESOURCES (Figure 42 and Table 23)

Table 24 lists all historic resources within the Germantown Planning Area. The ten resources with positive recommendations are now included in the Master Plan for Historic Preservation. This table serves to highlight each site's name, address, physical condition, HPC's recommendations, and the Plan's recommendations for its inclusion on the Master Plan for Historic Preservation (positive) or its removal from the Locational Atlas (negative). Some of the sites listed in the table have been acted upon in earlier amendments and will not be considered in this Master Plan. Their status is noted in Table 23.

More detailed information and analysis regarding each individual historic site is included in Appendix L. In addition, resources, that are located in Analysis Areas and are affected by planning issues in those areas, are referenced in the appropriate sections of the Land Use Chapter of this Plan.

20TH CENTURY SURVEY

On an increasingly frequent basis, the Historic Preservation Commission has been asked to consider 20th century sites, not listed on the Locational Atlas for Master Plan designation. As a result of this interest, a survey of 20th century historic resources is being conducted to provide a context in which to evaluate these structures. The survey will identify the architectural styles, themes, and historic context of the first half of the 20th century in Montgomery County. Upon completion of the survey, the 20th century resources will be documented and evaluated for designation on the Master Plan for Historic Preservation.

This Plan acknowledges the potential for designation of 20th-century resources to the Master Plan for Historic Preservation that may be identified in the Germantown Planning Area.

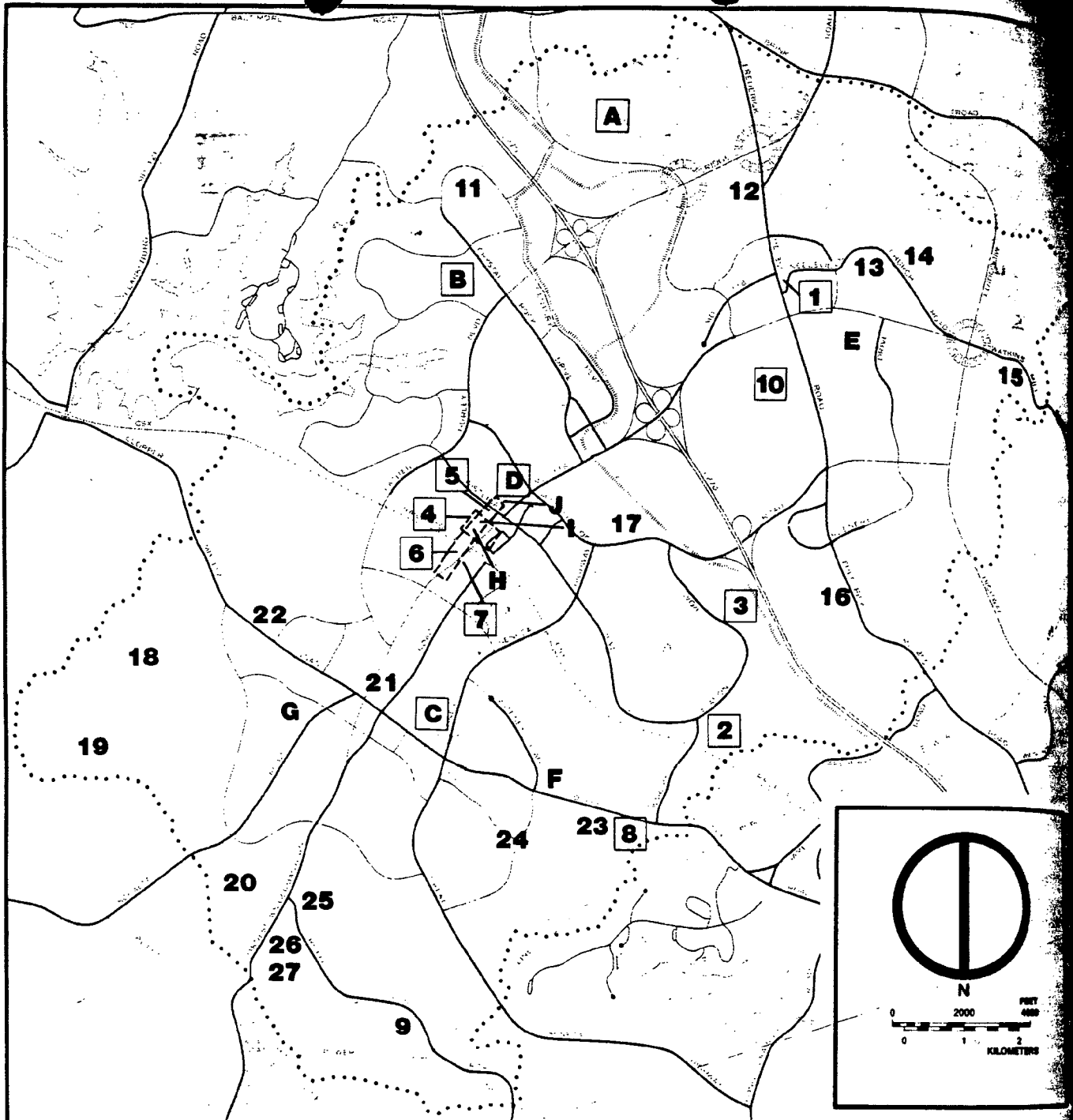


TABLE 23



**Comprehensive Amendment
to the Master Plan
for Germantown**
Montgomery County, Maryland

Historic Resources

These sites were previously placed on the Master Plan for Historic Preservation

- A Waters (Dr. William A.) House 19/11 (1979)
- B Waters (Brick) House 19/3 (1978)
- C Dunn Log House (Germantown) 10/19 (1979)
- D Madeline V. Waters House 19/13-1 (1985)

These sites were previously deleted from the Locational Atlas

- F Ward (E.G.) Log House 19/8
- G Musser Barn and Cemetery 19/20
- H Snyder/King Barn 19/18
- I Liberty Milling Co. Silos 19/13-3
- J Pumpherly's Store 19/13-2
- K Germantown Bungalows 19/13-6

As part of this plan, these sites have been added to the Master Plan for Historic Preservation

- 1 Neelsville Presbyterian Church 19/5
- 2 Warning Vardcut 19/10
- 3 Warning/Cawford Farm 19/11
- 4 Germantown Historic District 19/12
- 5 Pumpherly/Mateney House 19/13-5
- 6 Upton Bowman House 19/13-6

- 7 Walkch/Menmer House
- 8 Clopper's Mill Ruins
- 9 Cassinway (John H.) Farm
- 10 Cedar Barrel

As part of this plan, these sites have been deleted from the Locational Atlas

- 11 Waters Log House
- 12 Longongerry
- 13 Trundle Farmhouse
- 14 Briggs Farmhouse
- 15 Watkins Mill Site
- 16 Ricketts Cemetery
- 17 Log Cabin/Middlebrook Road
- 18 Henry Musser Farm
- 19 Richter House
- 20 Richter/King Farm
- 21 Old Germantown Historic District
- 22 Leaman Farmhouse
- 23 Stines Log Meathouse
- 24 Cromwell (Wesley) House
- 25 Snyder/King Barn (2)
- 26 Germantown Baptist Ch. and Cem.
- 27 C.T. Leaman House

The Maryland-National Capital
Park and Planning Commission

TABLE 23

GERMANTOWN HISTORIC SITES

(See Figure 43 for locations and see Appendix L for more detailed descriptions and analysis of individual Historic Sites)

Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation*
19/1	Waters (Dr. Wm.A.) House (Pleasant Fields)	21200 Waters Road	Occupied Residence Bank barn-poor condition House-good condition Exterior work being done.	Included on Master Plan for Historic Preservation in 9/79	
19/2	Waters Log House	Waters Road (near I-270)	Ruins - only end chimneys remaining	Negative	Negative
19/3	Waters House (brick)	Waters Landing	Existing Foundation; Commemorative Park	Included on Master Plan for Historic Preservation in 1979	
19/4	Londonderry	21100 Frederick Road	Fair Condition/ Altered/Moved	Negative	Negative
19/5	Neelsville Presbyterian Church	20701 Frederick Road	Good	Positive	Positive
19/6-1	Trundle Farmhouse	11200 Neelsville Church Road	Good Condition/ Altered	Negative	Negative
19/6-2	Briggs Farmhouse	11301 Neelsville Church Road	Good Condition/ Altered	Negative	Negative
19/7	Watkins Mill Site	Watkins Mill Road	Mill building burned down; frame house	Negative	Negative
19/8	Ward (E.G.) Log House	MD 355	Good Condition Barn: Good Condition	Removed from Locational Atlas 1/84	

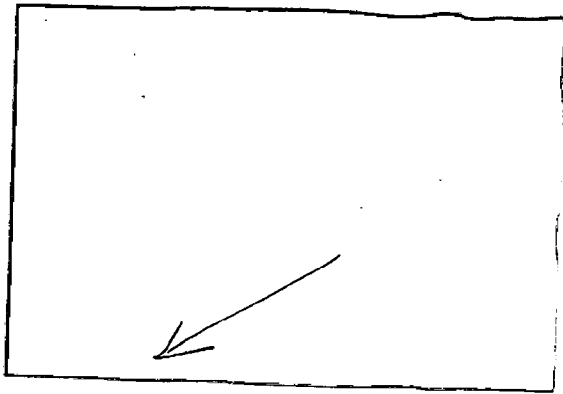
* The 10 resources with positive recommendations are now included in the Master Plan for Historic Preservation.

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Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation*
19/9	Cemetery (Rickett's)	End of Rambling Road	Overgrown	Negative	Negative
19/10	Waring Viaduct	Waring Station Road & B&O Railroad	Excellent Condition	Positive	Positive
19/11	Waring/Crawford Farm	19100 Waring Station Road	Good Condition	Positive	Positive
19/12	Log Cabin/Middlebrook Road	Middlebrook Road	Demolished	Negative	Negative
19/13	Germantown Historic District	Matney Road west of railroad tracks	Good Condition	Positive	Positive
19/13-1	Madeline V. Waters House	19500 MD 118	House burned down	Included on <u>Master Plan for Historic Preservation</u> in 5/85.	
19/13-2	Pumphrey's Store	19401A MD 118	Poor Condition	Removed from the Locational Atlas by action of the the Planning Board (1/9/86).	
19/13-3	Liberty Milling Co. Silos	MD 118 and Matney Road	Demolished	<u>Silos</u> removed from the Locational Atlas by action of the Planning Board (2.6.86). The land remains within the Germantown Historic District (#19/13).	
19/13-4	Germantown Bungalows	19441, 19445, 19449, 19501, and 19511, MD 118	Demolished	Removed from the Locational Atlas by action of the Planning Board (2/13/86).	

* The 10 resources with positive recommendations are now included in the Master Plan for Historic Preservation.

Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation*
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Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation*
19/13-5	Pumphrey/Matney House	19401 Germantown Road	Poor Condition	Positive	Positive
19/13-6	Upton Bowman House	19219 Germantown Road	Good Condition	Positive	Positive
19/13-7	Wallich/Heimer House	19120 Matney Road	Good Condition	Positive	Positive
19/14	Hoyle Farm/Log Cabin aka Henry Musser Farmhouse	14615 Hoyles Mill Road	Fair Condition/ Altered	Positive	Negative
19/15	Richter Farm House	15000 Hoyles Mill Road	Good Condition	Negative	Negative
19/16	Richter/King Farm	14210 Schaeffer Road	House: Demolished; Barn: Poor Condition	Negative	Negative
19/17	Germantown (Old) District	Intersection of Germantown & Clopper Roads	Altered	Negative	Negative
19/17-1	Leaman Farmhouse	13820 Clopper Road	Good Condition	Positive	Negative
19/18	Snyder/King Barn #1	MD 118, South of Clopper Road	Ruins		Removed from Locational Atlas 1/84
19/19	Grusendorf Log House	13315 Clopper Road	Attached non-historic build- ing burned; log house fair condition; Roof collapsed - needs stabilizing		Included on Master Plan for Historic Preservation in 2/81
19/20	Musser Barn & Cemetery	12811 Clopper Road	—		Removed from Locational Atlas 1/84

* The 10 resources with positive recommendations are now included in the Master Plan for Historic Preservation.

Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation*
19/21	Clopper's Mill Ruins	Clopper Road at Great Seneca Creek	Ruins	Positive	Positive
19/22	Strider Log Meathouse	Clopper Rd. (Seneca State Park Office)	Gone	Negative	Negative
19/23	Cromwell (Wm.) House	"Williams Range" off MD 118 in 18100 block	Poor Condition	Negative	Negative
19/24	Snyder/King Barn #2	MD 118 & Riffleford Road	Demolished	Negative	Negative
19/25	Germantown Baptist Church and Cemetery	17710 Riffleford Road	New building	Negative	Negative
19/26	Leaman (C.T.) House	17600 Riffleford Road	Excellent Condition	Negative	Negative
19/27	Gassaway (John H.) Farm	17200 Riffleford Road	Good Condition	Positive	Positive
19/33	Cider Barrel	20410 Frederick Road	Good Condition	Positive	Positive
19/12
19/13
19/14
19/12-1
19/12-2

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* The 10 resources with positive recommendations are now included in the Master Plan for Historic Preservation.

APPENDIX L

GERMANTOWN HISTORIC RESOURCES

INTRODUCTION

The Comprehensive Amendment to the Germantown Master Plan includes the resolution of the historic status of a number of historic resources in the Germantown Planning Area. The analysis of these sites within the area Master Plan will also serve as an amendment to the Master Plan for Historic Preservation.

Germantown historic resources are quite a varied collection of sites: everything from early log houses to mill site ruins to elaborate Victorian farmhouses to viaducts. The entire history of this part of the County is represented by the remaining structures--including its agricultural past, its economic development through the railroads and mills, and its growth as a residential community. It is essential that the best examples representing each era be preserved for future generations to interpret and appreciate.

There are many benefits to doing an analysis of historic resources in an area while simultaneously working on the broader land use, zoning and transportation issues within the same geographical boundaries. In addition to simply designating historic resources, the Plan can study, analyze and comment on the various planning issues which will influence the historic resources in the future.

The discussion in this appendix on Master Plan status for each historic resource in the Germantown Planning Area will, thus, include comments on (1) architectural/historical significance, (2) environmental settings, and (3) related planning issues.

This appendix also addresses planning issues that relate to historic resources already designated on the Master Plan for Historic Preservation. Additional comments on Germantown historic resources are also included in appropriate sections of the land use chapters of the Germantown Master Plan and in the Historic Resources chapter.

Several of the general concepts that directed the analysis of Germantown's historic resources were:

- the acknowledgment that the number of remaining historic resources in the Germantown area are not sufficient to create an overall historic ambiance, but that, instead, a number of "oases" that recall different aspects of the area's architectural and historical past can be created

- the need to look at Germantown as a distinct community with a unique historical development that can be remembered and interpreted through the preservation of a representative set of historic resources
- the need to carefully evaluate and designate environmental settings around historic resources that will help to assure that future development can be coordinated sympathetically with the resources

Through this comprehensive analysis it has become clear that there is one common denominator among all of Germantown's historic resources--they are all changing and being affected by the rapid growth of the Germantown area. If progress is to be made in maintaining--on a long-term basis--some sense of the historic and architectural character of the Germantown area, this analysis and designation of historic resources must be seen as only a first step in a larger process of preservation.

Some of the long-range issues which should be addressed in relation to Germantown's historic sites include the creation of buffers and sympathetic environments surrounding the sites--which will necessitate careful evaluation of subdivision plans that involve historic sites--and more efforts to development incentives which encourage the preservation and active use of historic structures--such as transfers of development rights, additional tax incentives, and preservation easements.

INDIVIDUAL HISTORIC RESOURCES

#19/1 Pleasant Fields/ 21200 Waters Road
 Dr. William Waters House

This site was included on the Master Plan for Historic Preservation in 1979. Pleasant Fields is an extremely important historic site. It is significant to the county both architecturally and historically and great efforts should be made to encourage the preservation and sensitive adaptive reuse of Pleasant Fields.

A preliminary plan has been filed for a residential subdivision that includes Pleasant Fields. In reviewing this plan, special attention should be given to the proposed integration of this historic resource into the overall scheme and to the potential uses proposed for the house.

#19/2 Waters Log House Waters Road near I-270

This 19th Century log house is not recommended for historic designation. In a recent field check, remnants of the log house -- specifically a chimney -- were able to be located.

This resource was included on the Master Plan for Historic Preservation in 1979. The house subsequently burned and was demolished with Historic Preservation Commission (HPC) approval. The foundations of the house have been made into a park/amenity for the surrounding townhouses and apartments. There are no major planning issues related to this site.

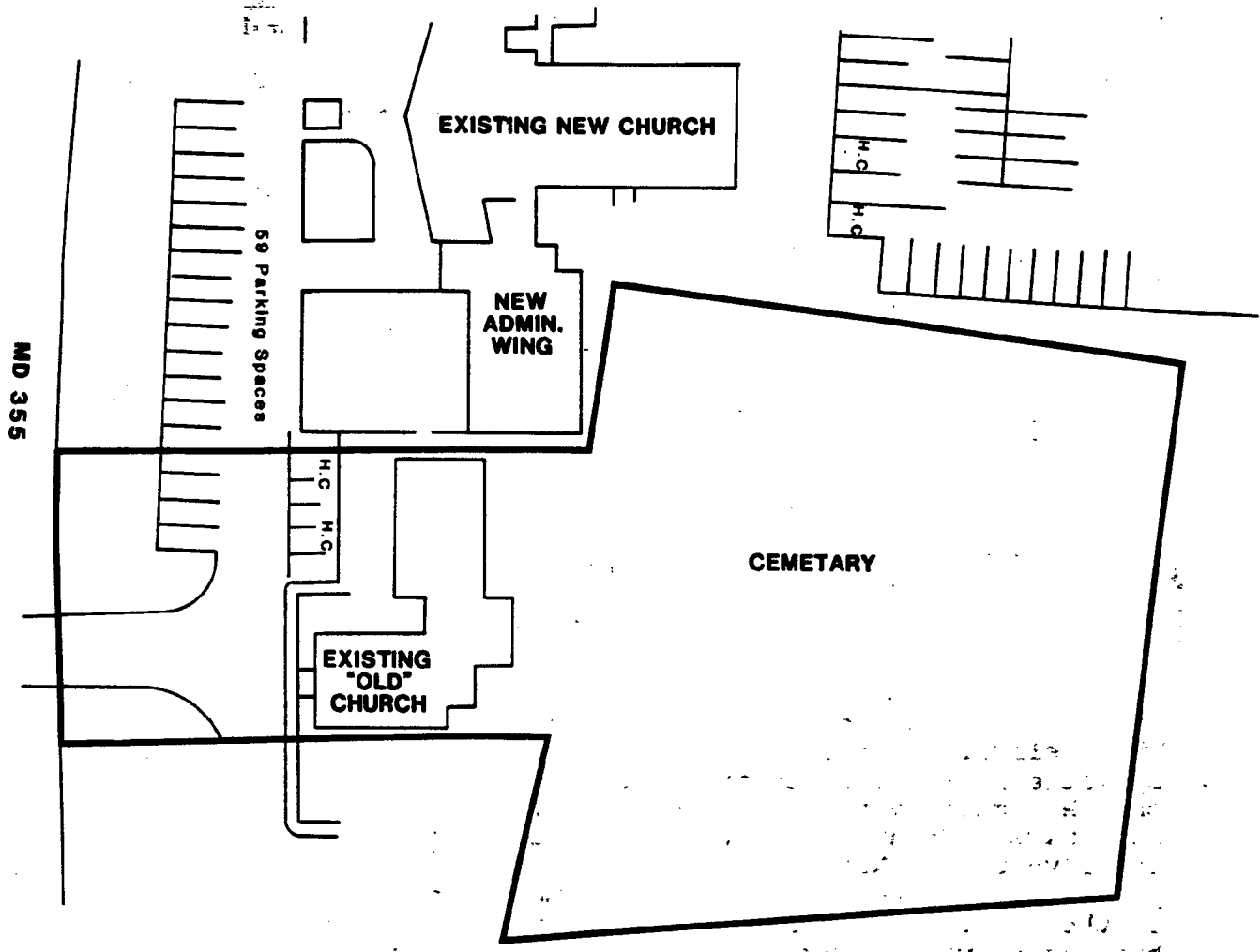
Londonderry was built circa 1850 by Rev. James Sebastian Hamilton Henderson (civic leader and second pastor of the Neelsville/Darnestown Presbyterian Church). The house has been substantially altered and was relocated from the east to the west side of Rt. 355. Therefore, it is not recommended for placement on the Master Plan for Historic Preservation.

Although Londonderry may not warrant historic designation, it is a relatively attractive structure which is located at an important intersection. This Plan suggests that some adaptive reuse of the house--as a restaurant or inn, for example--could be appropriate. The retention of Londonderry as part of the retail center is encouraged.

This Plan concurs in the HPC's recommendation to designate this fine example of Gothic Revival design on the Master Plan. The Neelsville Presbyterian Church was built in 1877 with a sympathetic addition to the structure in 1929. Not only is this church significant for its place in the development of Presbyterianism in Montgomery County, but it is also unique architecturally. Gothic Revival detailing is evident in the steeply-pitched roof, the arched windows, and the ornamental bargeboard in the front gable area. Of particular interest are the wooden buttresses which align both sections of the church building. Although these buttresses do not in all likelihood provide structural support to the building, they are a unique interpretation of a Gothic--and usually stone--design element in a wooden medium. In addition to the architectural and historical significance of the church, it is also important as a well-known landmark along Frederick Road.

The HPC recommended an environmental setting for this site of 2.5 acres, including the cemetery. This Plan recommends a reduced environmental setting of approximately 1.7 acres--a map of which is included in this appendix.

The widening of Route 355 will have no impact on the historic church or cemetery, since they are set well back from the right-of-way. There are a number of major developments planned for the portion of Germantown east of I-270. This proposed development will significantly change the existing character of



**Comprehensive Amendment
to the Master Plan
for Germantown**
Montgomery County, Maryland

**Environmental Setting for
Neelsville Presbyterian Church**
(Site #19/5)

The Maryland-National Capital
Park and Planning Commission

this area. Thus, this Plan feels that the protection of Neelsville Presbyterian Church, through its designation as a landmark site and as a reminder of Germantown's past, is all the more important.

#19/6-1 Trundle Farmhouse 11200 Neelsville Church Road

The Trundle Farmhouse is a turn-of-the-century rural vernacular dwelling that has undergone considerable alterations, including the addition of aluminum siding and new bay and sash windows. These alterations have had a negative impact on the historical integrity of the house and it is not recommended for historic designation.

#19/6-2 Briggs Farmhouse 11301 Neelsville Church Road

This structure is an early-20th Century, wooden American Foursquare house. It is a good example of the style and is relatively unaltered, except for a large addition to the rear of the house. It is very well-maintained.

After careful analysis of this resource--taking into account the detrimental impact of the addition and the proliferation of wooden American Foursquares in other parts of the county--this Plan has not recommended the Briggs Farmhouse for historic designation.

#19/7 Watkins Mill Site Watkins Mill Road

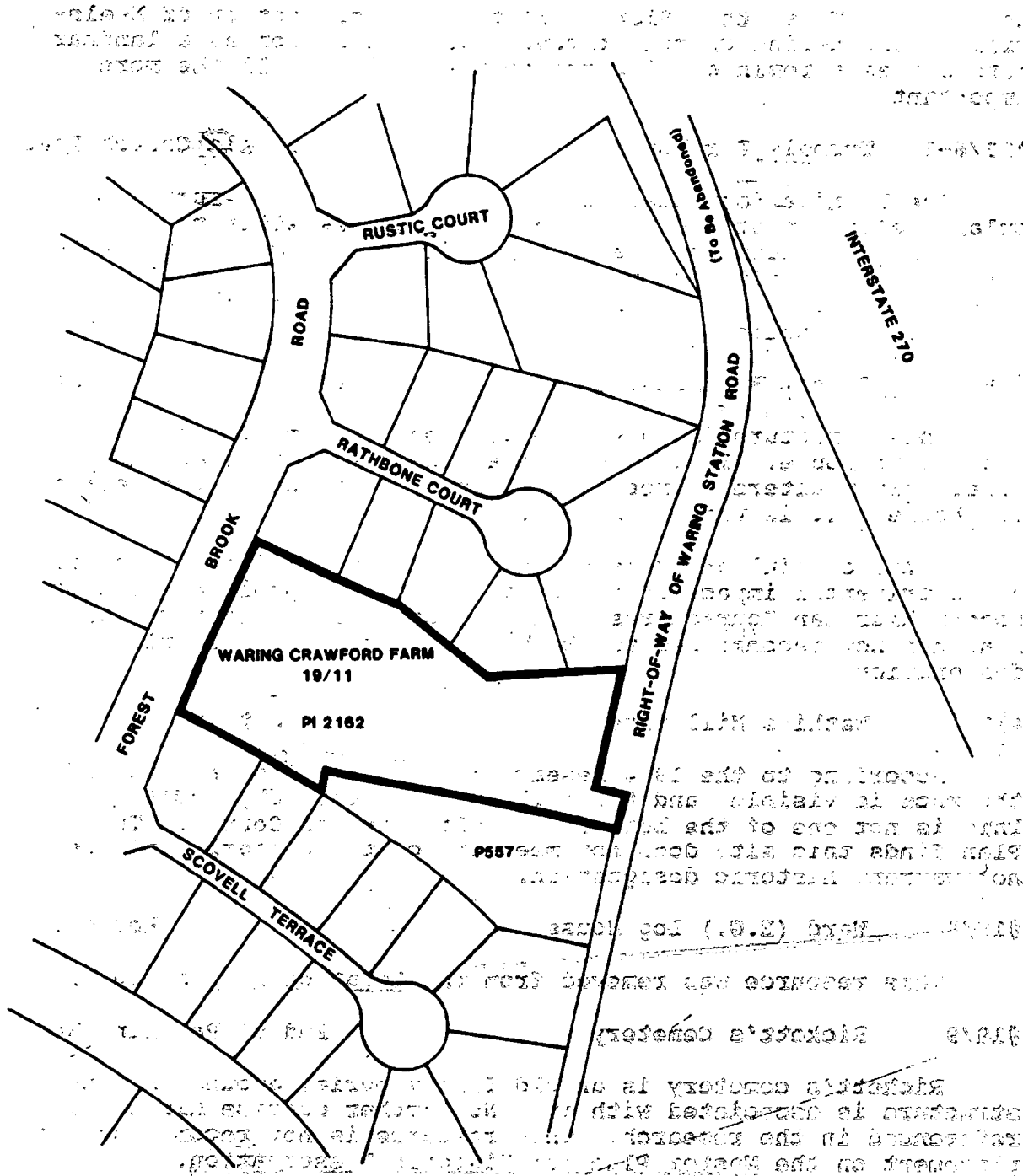
According to the 1974 research, only a shallow section of the race is visible, and the mill building burned years ago. This is not one of the better mill sites in the County. This Plan finds this site does not meet any of the criteria and does not warrant historic designation.

#19/8 Ward (E.G.) Log House Route 355

This resource was removed from the Locational Atlas in 1984.

#19/9 Rickett's Cemetery End of Rambling Road

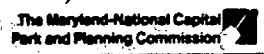
Rickett's cemetery is an old family burial ground, but no structure is associated with it. No further concise history is referenced in the research. This resource is not recommended for placement on the Master Plan for Historic Preservation.



**Comprehensive Amendment
to the Master Plan
for Germantown**
Montgomery County, Maryland

Environmental Setting For Waring Crawford Farm

(Site #19/11)



#19/10 Waring Viaduct B&O Railroad Near Waring Station Rd.

This triple-arched viaduct over Great Seneca Creek is recommended for placement on the Master Plan. It was constructed in 1906 and is an excellent example of this type of bridge. This viaduct was built to replace an earlier wood trestle bridge as a result of the straightening and double tracking of the line between Germantown and Gaithersburg. It is important for its association with the B&O Railroad, the construction of which was instrumental in the development of Montgomery County.

The environmental setting for this resource should include only the footprint of the viaduct structure. There are no significant planning issues related to this historic resource.

#19/11 Waring-Crawford Farm 19100 Waring Station Road

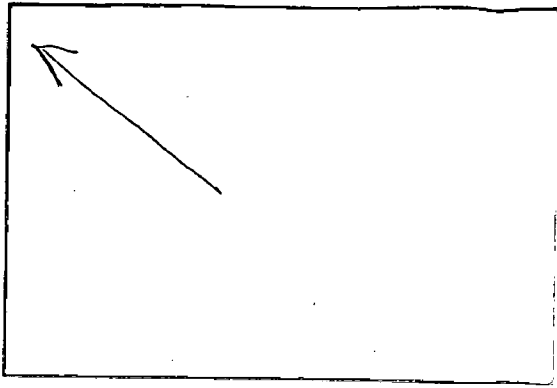
This Plan recommends the Waring-Crawford Farm for placement on the Master Plan. This is a particularly distinguished farmhouse with a number of unique architectural features: the front facade bay, the two-story tower with pyramidal roof, and the turned column posts with decorative brackets. Like many farms in the area, the Waring-Crawford house started as a log and frame structure and evolved into a more architecturally sophisticated residence. The original portion of the property was probably built in 1881.

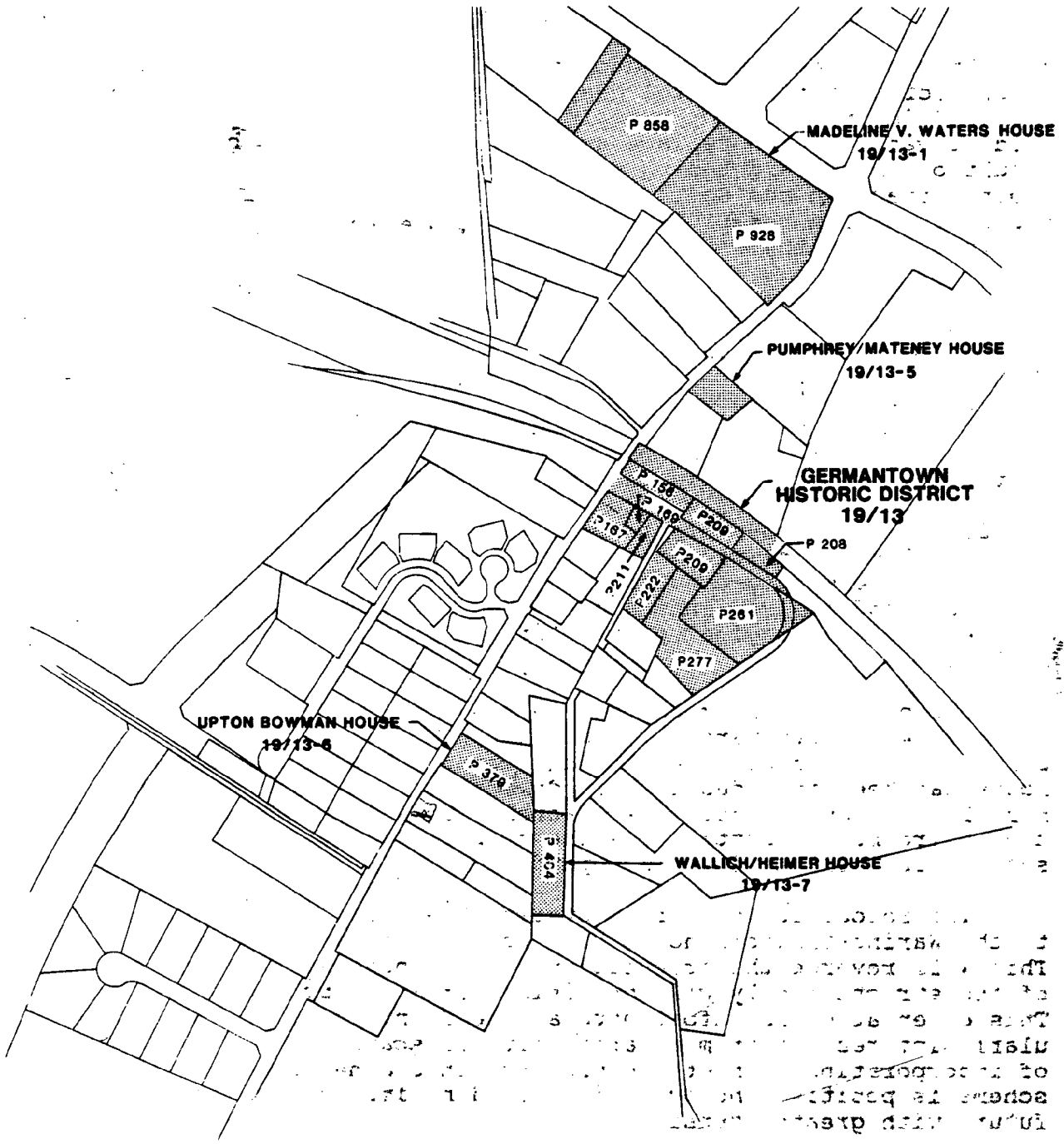
The original environmental setting recommended by the HPC was the 84.88 acre parcel. Since the HPC's evaluation, this parcel has been subdivided and developed. The Waring-Crawford house has been included in this development on a larger-than-normal lot: approximately 1.7 acres. This lot is recommended as the environmental setting for the property and a map of this setting is included in this appendix.

The relocation of Waring Station Road will mean that access to the Waring-Crawford house will be from Forest Brook Road. This will reverse the orientation of the house so that the rear of the structure only will be visible from the public street. This orientation is unfortunate as the front of house is particularly interesting from an architectural standpoint. The concept of incorporating an historic property into a new development scheme is positive; however, it should be implemented in the future with greater sensitivity.

#19/12 Log Cabin/Middlebrook Road Middlebrook Road

In 1983, the HPC found that this log house did not meet any criteria of the Ordinance. In a recent field check, it was found that the cabin no longer exists. Thus, this resource is not recommended for historic designation.





**Comprehensive Amendment
to the Master Plan
for Germantown**
Montgomery County, Maryland

Germantown Historic District

And Adjacent Historic Resources

The Maryland-National Capital
Park and Planning Commission

This Plan recommends the Germantown Historic District for Master Plan designation. It is the one area in Germantown with an intact ensemble of historic resources that recall an overall historic ambiance. It is the heart of late 19th Century-early 20th Century Germantown and should be preserved as a important reminder of the area's history and identity. The collection of buildings--both commercial and residential--which remain in this proposed historic district today are the physical evidence of where, why and how Germantown originated.

The Germantown Historic District is important as it portrays a 19th Century rural railroad town. The 1873 opening of the Metropolitan Branch of the B&O Railroad was the primary factor for the shift of the Germantown settlement from the intersection of Germantown and Clopper Roads to the present location. Accessibility to the railroad enabled area farmers to more easily ship produce, grain and milk to Washington. The milling and banking activities near the railroad added to the importance of Germantown as a center for economic activity.

Although several buildings have been lost through arson and neglect, there are enough intact historic structures remaining in the Germantown district to justify its designation. In particular, the 1922 bank, the 19th Century Pumphrey House/Store are noteworthy. The collection of residential structures is also particularly outstanding with strong uniformity of design and repetition of detail among the late 19th Century vernacular houses. These houses represent an important component of the Germantown settlement and typify the lifestyle of the townspeople. Each house with its associated outbuildings represents a person who worked in and was a part of this early town: Carlton Browning, the local postman; Upton Bowman, the mill owners; Henry Mateney, the local cattle dealer, etc.

The Germantown Historic District consists of the following properties:

- 19390 Mateney Road, Harris/Alnutt House (P 261)
- 19310 Mateney Road, Anderson/Johnson House - including scale (P 277 & 209)
- 19215 Blunt Avenue, Rayfield/Browning House - including board and batten shed (P 222)
- East side of Mateney Road, former Mill Site (P 156)
- West side of Mateney Road, Old Germantown Bank building (P.168 & 211)
- Eastside of Mateney Road. B&O Railroad Depot (P 208)

It is recommended that any subdivision or site plan in the areas bordering on and adjacent to the historic district be given careful consideration in terms of their impact on the historic district. In addition, more detailed consideration of the buffering issue is needed and the development of a "buffer"

This structure is historically important as the home of Upton Bowman, builder and owner of the first Germantown mill. This steam-operated flour mill was located next to the railroad tracks and Bowman, along with his two brothers, operated this business from 1888 to 1917.

#19/13-7 Wallich/Heimer House

19120 Mateney Road

This residence was built in 1913 and is a fine example of a vernacular house with Queen Anne influences. Particularly notable are the turreted projecting bay at the front corner, the shingle sheathing on the second story, and the classical columns supporting a pedimented front porch.

John Wallich, the original builder and owner, was a local carpenter.

#19/14 Henry Musser Farmhouse

14615 Hoyles Mill Road

This Plan does not designate the Henry Musser Farmhouse on the Master Plan. This structure is a vernacular farmhouse built about 1890. Although it does exhibit elements of the Gothic Revival style, it is not unique or a particularly outstanding example of this locally common architectural type.

A preliminary subdivision plan has been filed on this property for a large residential subdivision. This subdivision plan does not propose the retention of the Henry Musser Farmhouse.

#19/15 Richter Farmhouse

15000 Hoyles Mill Road

This house is a late example of the rural vernacular Gothic Revival style of architecture. It has been substantially altered with the addition of siding and a picture window. In addition, it is not a unique or outstanding example of the Gothic Revival style. It is not recommended for historic designation.

#19/16 Richter/King Farm

14210 Schaeffer Road

This structure is no longer standing. According to the research, this house was architecturally significant as a late Victorian building and is historically associated with the Lincoln assassination plot. One of the conspirators fled to this farm where he was eventually captured by Union soldiers. HPC's research indicates that the house was badly damaged by a fire in 1982 and appeared beyond any reasonable expectation of repair. The house was evaluated by the HPC at the request of Housing Code Enforcement which wanted the owner to either repair it or tear it down.

The Richter/King Farm is not recommended for placement on the Master Plan. However, since it is evident from the research that this site bore significance for its architecture and still bears significance for its historical association with the

Lincoln assassination, this Plan recommends that a plaque commemorating the site and its history be erected on the site.

#19/17-1 Leaman Farmhouse 13820 Clopper Road

This Plan finds that the Leaman Farmhouse does not warrant designation on the Master Plan. The original section of this two-story farmhouse was built of logs in the 1860's, probably by John Frederick Richter. It has been enlarged over the years and is a good example of a vernacular Victorian structure. Architectural features which are significant include a narrow, two-story projecting bay on the southeast corner of the house with a semi-circular window in the gable end and a three-bay, one-story porch on the front facade which is supported by classical columns.

#19/18 Snyder/King Barn #1 Route 118, South of Clopper Road

This resource was removed from the Locational Atlas in 1984.

#19/19 Grusendorf Log House 13315 Clopper Road

The Grusendorf Log House was placed on the Master Plan in 1981. This resource has subsequently burned and is in very deteriorated condition. This Plan recommends that the log structure be renovated and integrated into any new development planned for the property. Moving the structure to a new location, for example the Seneca Creek State Park, has been suggested. Although this is a possible option, it is less preferable than retaining the structure at its present location. The Grusendorf Log House is one of the last vestiges of Old Germantown and, if at all possible, should remain in its original location as a visual reminder of the small crossroads community that was the antecedent of Germantown today.

#19/20 Musser Barn and Cemetery 12811 Clopper Road

This resource was removed from the Locational Atlas in 1984.

#19/21 Clopper's Mill Ruins Clopper Road at Great Seneca Creek

This Plan recommends this site for designation on the Master Plan for Historic Preservation. The Clopper's Mill ruins are located within Seneca State Park and are the only remnants of the extensive holdings of Francis C. Clopper--an outstanding businessman in Montgomery County in the mid-1800's. Clopper was also a prosperous owner of land, a woolen factory, and mills. He was also one of the principle backers of the Metropolitan Railroad in the 1850's and was instrumental in persuading the B&O to take over construction of the Metropolitan Branch after the original railroad failed. These ruins are significant as one of the few remaining distinguishable mills in the county, as a representation of the importance of mills in the agricultural development of the County, and for their association with Clopper.

The environmental setting is a rectangle of approximately 1 acre, extending going from Clopper Road to the creek and including the mill and millrace.

The widening of Clopper Road could have a detrimental impact on the historic site. This Plan recommends that an effort be made to adjust the proposed alignment of Clopper Road to avoid the mill ruins.

#19/22 Strider Log Meathouse Clopper Road

The 1974 research indicates that this was a hewn-log meathouse and the only remains of the old Taney farm. There is no remnant of the structure at the location designated on the Locational Atlas. However, a representative of the MD State Department of Natural Resources asserted that the structure was disassembled and moved to a location within the Montgomery County park system. Efforts to track down this structure have so far been unsuccessful. It is not located at the Brookside Nature Center--the log meathouse there was moved in from a different location. The Park Historian does not know the location of the Strider Log Meathouse and feels that it probably disintegrated.

This resource is not recommended for designation.

#19/23 Samuel Williams House Williams Range off Rt. 118

The HPC found that the Williams House was too greatly altered by deterioration to warrant placement on the Master Plan. According to the research, this circa 1860 house is a rural vernacular farmhouse associated with the Williams family, early settlers of the Germantown region. This Plan concurs with the HPC recommendation to not designate this resource.

#19/24 Snyder/King Barn #2 Rt. 118 at Riffleford Road

The Park Historian reports that this barn "disappeared" 4-5 years ago. It is not recommended for historic designation.

#19/25 Germantown Baptist Church 17640 Riffleford Road

This church is a 1958 replacement of the original 19th century church and meets none of the Ordinance criteria. It is not recommended for Master Plan designation.

#19/26 C.T. Leaman House 17600 Riffleford Road

The Leaman House was built in 1867 with an addition built around 1895 by Christian Leaman, one of the early settlers of Old Germantown. The house is a good example of a rural vernacular farmhouse, but has been substantially altered by several major new additions. These additions have changed the basic form of the house and, for this reason, this Plan is not recommending the C.T. Leaman House for Master Plan designation.

This Plan recommends the Gassaway Farm for historic designation. This structure, built in 1872, is an unusual Victorian farmhouse with many fine decorative elements. Two two-story gabled sections are joined by a two-story galleried center section in an "H" plan. Some of the interesting architectural features include bracketed porch posts, scalloped bargeboards, and elaborate window treatments on the north facade. In addition to its architectural interest, the house is important for its association with John Hanson Gassaway. Mr. Gassaway was a leading citizen in the western part of the county in the 19th Century. He was president of Montgomery County Agricultural Society and operated a successful grain and fertilizer store in Germantown.

The environmental setting is the entire parcel of 6.95 acres, including the house, the bankbarn, the corncrib, the fireplace, the windmill, and the slave quarters.

There are no potential land use or transportation conflicts associated with this property.

This Plan recommends the Cider Barrel for placement on the Master Plan. This distinctive roadside landmark was built in 1926 as a retail outlet for Andrew Baker's agricultural products: primarily cider and fresh apples. The Cider Barrel has been a well-known county feature for many years--the 1920's was a boom period when touring the countryside in private automobiles became a popular pastime and the Cider Barrel was always a favorite place to visit. It remains a successful business today. The structure is significant for its association with Andrew Baker who was a prominent Germantown entrepreneur and who spearheaded the move to build the Germantown Bank in 1922, serving as one of its first trustees. The Cider Barrel was noted as a unique resource in the HPC's recent survey of 20th Century historic sites: "No examples of auto-related 'signature architecture' have been found in the County except for the Cider Barrel on Frederick Road north of Gaithersburg...".

The environmental setting is the footprint of the Cider Barrel and adjacent fruit stand, including the sign for the Cider Barrel.

The widening of Route 355 may have a detrimental impact on this historic resource.

Miscellaneous Cemeteries

Citizens in Germantown have pointed out several old cemeteries: the Old Methodist Church cemetery on Clopper Road, the Musser cemetery near Weis Market, and the Arnold cemetery. None of these sites have structures associated with them.

It has been a general policy to not designate cemeteries which are not associated with a building of some sort and which are not noteworthy or unusual. This Plan reaffirms this policy, but notes that each cemetery should continue to be evaluated on a case-by-case basis.

Although this Plan does not recommend the designation of the Germantown cemeteries mentioned above, they should be taken into consideration and State laws governing cemeteries should be followed if new development will impact the plots.

