

22115 THE RIDGE
MUNCASTER ROAD WIDENING

16 March 1988

To: The Chairman and Members
The T&E Committee
Montgomery County Council

Subject: Proposed Widening of Muncaster Road, Bill 7-88

1. This is to alert you to a potential adverse effect of the widening of Muncaster Road treated in Bill 7-88 which may not have been presented at earlier Committee meetings.

2. As you may know, "The Ridge" is a 250 year old, eighteenth century manor house sitting on seven acres at 19000 Muncaster Road, all that now remains of 1,000 acre plantation once belonging to Col. Zadok Magruder whose ancestors first came into Maryland in 1651. Its significance to Montgomery County lies in the facts that the house itself is in an excellent state of preservation and one of the very few retaining its original floor plan; it was the home of Colonel Magruder who commanded a Maryland Regiment during the Revolutionary War, and during the Revolution this place provided wool blankets for General Washington's Army at Valley Forge. Col. Magruder was one of the original commissioners establishing Montgomery County from Frederick County in 1776, and drafts of the original Montgomery County Charter were likely drawn up in "The Ridge's" living room. It is a well-known landmark in the area, is listed as Site #22-15 on the Montgomery County Master Plan for Historic Preservation, and has recently been nominated by the State of Maryland for inclusion in the National Register of Historic Places.

3. Associated with this property is an old spring and the foundations of a very early spring house located about 30 feet to the west of the present-day Muncaster Road on the grounds of the Montgomery Community Church at 19100.

4. Part of the reason that "The Ridge" still exists today when other similar manor houses in the County have disappeared or been incorporated into larger buildings is that for 250 years it has been continuously occupied and operated as a working farm, first as a tobacco plantation, then as a sheep ranch, and now with beef cattle and a fruit orchard on the five plus acres not taken up by the manor house and original log cabin. Over the years a special effort has been made by the various owners to maintain the Colonial aspect of the property.

page 2

5. The proposed widening of Muncaster Road from the present undivided two lanes to a divided four lane highway will remove about one acre from the front field of "The Ridge" with obvious adverse effects on both the environmental setting and Colonial atmosphere of this historical site. Additionally, the western lanes will run right across the old spring and 18th century well house foundation.

6. Mindful that there is indeed a rush-hour traffic problem on Muncaster Road, about 95 per cent to and from the Damascus area, we would like to suggest the following alternatives:

A. Rather than extend Shady Grove Road through Muncaster Road and its associated residential areas, build an entirely new road to the west of Rock Creek Park through undeveloped farmland. This might prove more economical since present Muncaster Road is in only fair shape, offers little except that it exists, and might be a more costly route once the land that must be acquired for the widening is taken into account. Also it would avoid direct adverse effects of the present planned widening on more than 67 existing houses and the historic site.

B. If an alternative route cannot be found, then limit the widening to something less than the 120 feet now in the Master Plan so that the impact on existing residences along Muncaster Road is reduced. A narrower center section, no center section, and/or narrower shoulders might be in order.

C. In any event, postpone any widening of Muncaster Road until after Georgia Avenue extension in 4 lanes all the way through Olney is opened, and the widening of the Gaithersburg-Laytonsville Road (the Airport Road) and improvement of Bowie Mill Road are completed. At that time, undertake a new traffic-use survey on Muncaster Road to ensure that a widening is really necessary.

D. If none of the foregoing prove possible, do whatever is necessary to minimize the adverse effect of widening of Muncaster Road on the Colonial farm atmosphere and ambience of "The Ridge".

page 3

6. Montgomery County, due to its relatively late date of settlement (1730's) and the nature of its early industries, is not especially rich in significant Colonial sites. If a review is made of the most recent National Register of Historic Places, one will see that "The Ridge" is practically unique in the County as an unreconstructed 1750 country manor house, replicated in time and type only in Colonial Williamsburg. Surely this and its place in Montgomery County's history justify a special effort to preserve it from undue encroachment of modern development.

Richard L. Conolly

Mr. and Mrs. Richard L. Conolly
19000 Muncaster Road
Derwood, Maryland 20855
Tel: 840-9794

30 July, 1984

Memorandum For: The Chairwoman
Historic Preservation Commission
Montgomery County Government

Subject: Effect of the Montgomery County Master Plan on "The Ridge", Historic Site No. 22/15

1. This is to alert you to a potential problem within the Draft of the Comprehensive Amendment to the Rock Creek Master Plan, now being considered by the Maryland-National Capital Park and Planning Commission, which adversely affects Historic Site No. 22/15, "The Ridge" (pages 73 and 74 of the Amendment).
2. As you know, "The Ridge" is a 260 year old, pre-Revolutionary manor house sitting on seven acres on the west side of Muncaster Road, all that remains of a 1,000 acre plantation once belonging to Colonel Zadok Magruder of the well-known Scottish family that first came to Maryland in 1651. Its significance to Montgomery County lies in the facts that the house itself is in an excellent state of preservation and one of the very few retaining its original floorplan; it was the home of Col. Magruder who was one of the original commissioners establishing Montgomery County from Frederick County in 1776; the original Montgomery County Charter was most probably drawn up in its living room; and during the Revolution it provided wool blankets for General Washington's Army at Valley Forge. It is properly listed as Site #22/15 on the Montgomery County Master Plan for Historic Preservation.
3. Part of the reason that "The Ridge" still exists today when all other similar manor houses in the County have disappeared or been incorporated into larger buildings is that for 260 years it has been continuously occupied and operated as a working farm, first as a tobacco plantation, then as a sheep ranch, and now with beef cattle and a fruit orchard on the five plus acres not taken up by the manor house and original log cabin. Over the years a special effort has been made by the various owners to maintain the colonial aspect of the property.
4. The proposed widening of Muncaster Road from the present undivided two lanes to a divided four lane highway (Project M2, amendment Table 7) will remove about one acre on the front of this historic site and will have an obvious adverse effect on both the setting and atmosphere in that the new West two lanes will be at the expense of "The Ridge".

Additionally if new road P5 (Amendment Table 7 continued) originates in front of the property, this too will be damaging.

5. We would like to suggest the following alternatives to M2 (widening of Muncaster Road) and P5 (new road from north Muncaster Road to Route 108):

These are presented in order of preference:

A. Starting about at 18400 Muncaster Road (or the Buzzard Farm) relocate a new four lane road M2 through the open land to the east of the present Muncaster Road, skirting along the edge of the park land of North Branch, and meeting Route 108 where P5 is slated to join it. Advantages: This would obviate the need to construct P5, would avoid direct adverse effects of the present planned M2 on 67 existing houses and one historic site, and might help to satisfy the requests of would-be developers of the rezoned farmland to the east of Muncaster Road. This, too, might prove more economical since present Muncaster Road is in only fair shape, offers little except that it exists, and might be a more costly route once the land that must be acquired for the widening is taken into account.

B. If an alternative route for M2 cannot be found, then limit the widening to something less than the 120 feet now in the Master Plan so that the impact on existing residences along Muncaster Road is reduced. A narrower center section and/or narrower shoulders might be in order.

C. In any event, postpone any widening of Muncaster Road until after Georgia Avenue is extended in 4 lanes all the way to Olney and M5 (widening of Gaithersburg-Laytonsville Road) and A2 (improvement of Bowie Mill Road) are completed. At that time, undertake a new traffic-use survey on Muncaster Road to ensure that a widening is really necessary.

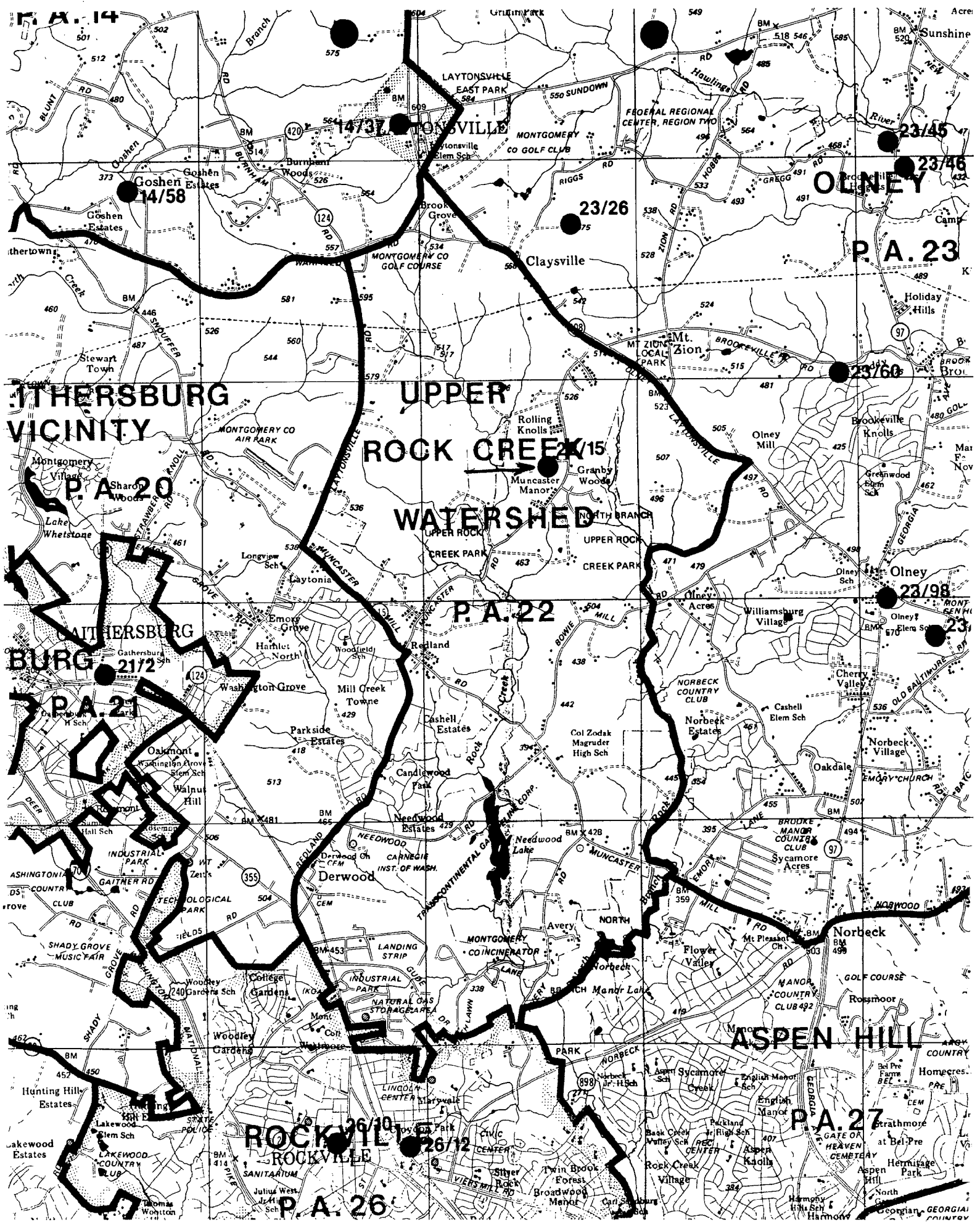
D. If none of the foregoing prove possible, do whatever is necessary to minimize the adverse effect of widening of Muncaster Road on the colonial farm atmosphere and ambience of Historic Site #22-15.

6. Montgomery County, due to its relatively late date of settlement (1730s) and the nature of its earliest industries, is not unduly rich in significant Colonial sites. Nevertheless, it has one of the best historic preservation programs in Maryland and probably within the entire country. If a review is

made of the most recent National Historic Register, one will see that "The Ridge" is practically unique in the County as an example of a 1750 country manor house, replicated in time and type only in Colonial Williamsburg. Surely this and its place in County history justify a special effort to preserve it from the encroachment of modern development.

Richard L. Conolly
Beverly R. Conolly

Richard L. and Beverly R. Conolly



M E M O R A N D U M

September 18, 1984

TO: Norman Christeller, Chairman
Montgomery County Planning Board

FROM: Susan Kuklewicz, Chairman
Historic Preservation Commission

SUBJECT: Widening/Realignment of Muncaster Road

At its August 16, 1984 meeting, the Historic Preservation Commission discussed the changes to Muncaster Road proposed in the Preliminary Draft Plan, May 1984, amendment to the Rock Creek Master Plan and how these proposals will affect Master Plan historic site #22/15, the Ridge, located at 19000 Muncaster Road, Derwood. The Commission found that the widening of Muncaster Road to a four lane divided highway, as proposed on Table 7 and identified as "Major Highway M-2", would have a negative impact on the historic site. The widening would require the taking of a significant amount of the remaining acreage associated with one of Montgomery County's rare colonial sites.

The Commission agrees in principle with the reasoning of Richard and Beverly Conolly, owners of the Ridge, contained in the attached letter. It supports their request that a new four lane road joining Muncaster Road and Route 108 as per the attached map would not only be in the best interests of maintaining the integrity of the Ridge but in accomplishing the goal of meeting the expected needs of future development in that area of the county.

BH/pam/412L

cc: Melissa Bannoch

Attachments

CHAIRMAN'S J 100, 112

No: 467 Date: 9/19/84 ^{CON} (2)✓

Letter Dated: 9/18/84

Who will handle: Tudman/Reinhardt

cc: _____

Agenda Date: _____

Prepare reply for Chairman's signature

Reply; cc to Chairman - ~~8~~

Remarks: _____

9/18

M E M O R A N D U M

September 18, 1984

TO: Norman Christeller, Chairman
Montgomery County Planning Board

FROM: Susan Kuklewicz, Chairman
Historic Preservation Commission

SUBJECT: Widening/Realignment of Muncaster Road

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
943
SEP 24 1984
DIR. OF PLANN.
MONTGOMERY COUNTY

467
SEP 18 1984
SILVER SPRING, MD.

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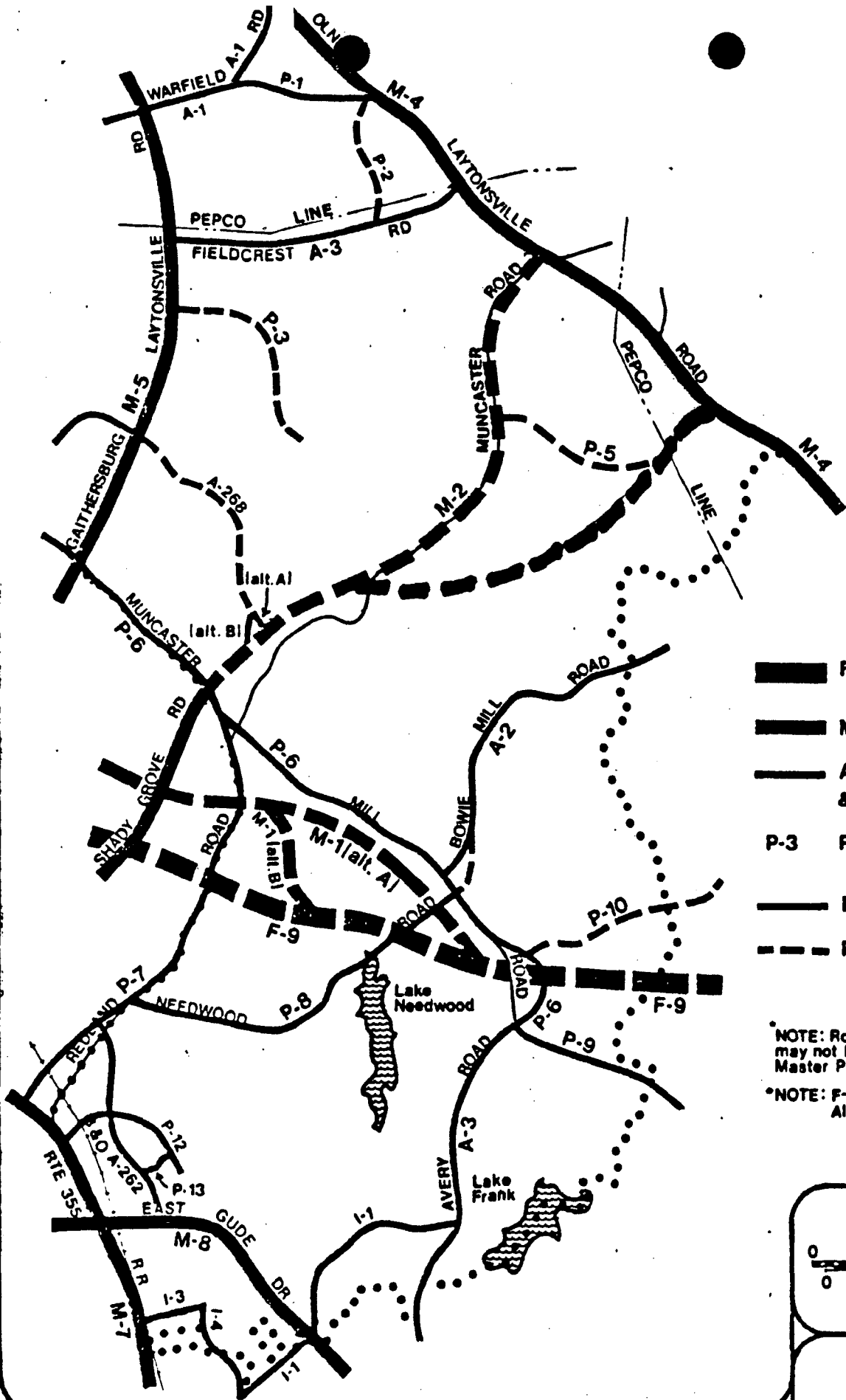
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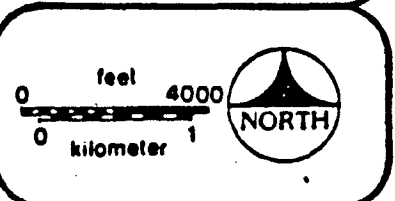
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
SEP 25 1984
COMMUNITY PLANNING (M)



-  FREEWAY (ICC)
-  MAJOR HIGHWAY
-  ARTERIAL, INDUSTRIAL & PRIMARY ROAD
-  P-3 ROAD NUMBERS
-  EXISTING*
-  PROPOSED

*NOTE: Roads shown as existing may not be constructed to full Master Plan recommendations

*NOTE: F-9 has been designated Alignment "G"



**MASTER PLAN AMENDMENT FOR
ROCK CREEK
MONTGOMERY COUNTY, MARYLAND**

**EXISTING & PROPOSED
TRANSPORTATION SYSTEM**

7
FIGURE



30 July, 1984.

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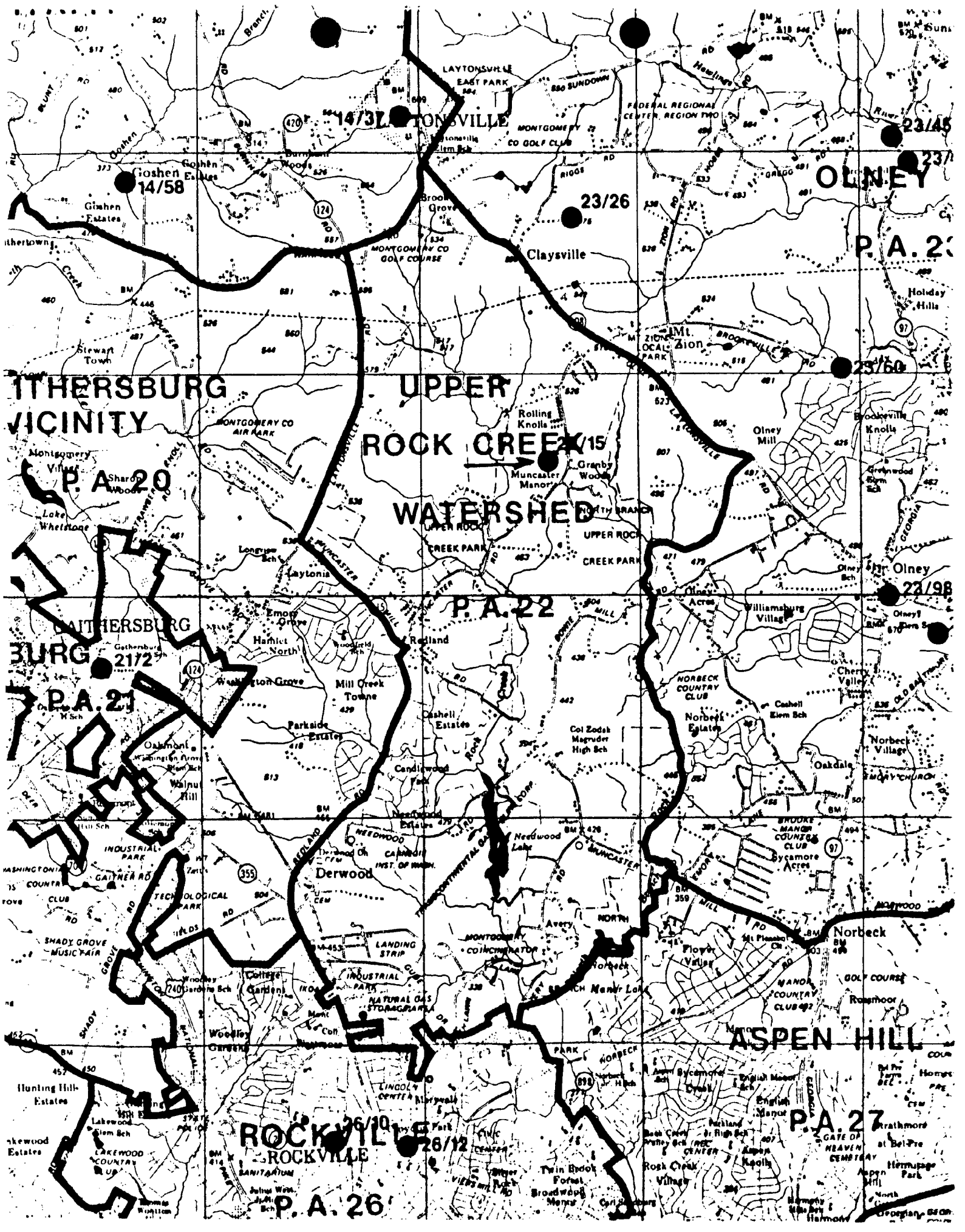
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Beverly R. Conolly

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WITHERSBURG VICINITY

UPPER ROCK CREEK WATERSHED

ASPEN HILL

ROCKVILLE

PA 27

PA 26

PA 26

PA 20

WITHERSBURG

PA 21

PA 22

OLNEY

PA 23

PA 23/60

PA 23/98

WITHERSBURG

INDUSTRIAL PARK

SHADY GROVE MUSIC FAIR

HUNTING HILL ESTATES

LAKEWOOD COUNTRY CLUB

PA 26

WITHERSBURG

PA 21

INDUSTRIAL PARK

SHADY GROVE MUSIC FAIR

HUNTING HILL ESTATES

LAKEWOOD COUNTRY CLUB

PA 26

PA 22

WITHERSBURG

PA 21

INDUSTRIAL PARK

SHADY GROVE MUSIC FAIR

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PA 22

WITHERSBURG

PA 21

INDUSTRIAL PARK

SHADY GROVE MUSIC FAIR

HUNTING HILL ESTATES

LAKEWOOD COUNTRY CLUB

PA 26

PA 23

OLNEY

PA 23/60

INDUSTRIAL PARK

SHADY GROVE MUSIC FAIR

HUNTING HILL ESTATES

LAKEWOOD COUNTRY CLUB

PA 26

A COMPREHENSIVE AMENDMENT
TO THE
ROCK CREEK MASTER PLAN

W. Paulhus
948-3262

PRELIMINARY DRAFT PLAN

RIDGE 22-15
Page 73

May 1984

A proposed amendment to the Rock Creek Master Plan, 1968, as amended; 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, Maryland 20907

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

7. The maps in this plan show only more than program size water and sewer lines. Maps showing less than program size water and sewer lines will be available at the public hearing.

LAND USE ISSUES

1. Page 52, bullet 2, Requested Zoning, line 1, delete, "... (235 acres including 38 acres of Kapiloff Parcel)" and add, "... (195 acres) and Residential..."
2. Page 59, Schematic Map, northern edge of Brown property should not extend above Dorsey Road.

EQUESTRIAN ISSUES

1. Page 69, paragraph 1, line 8, add sentence which appeared in the Staff Draft and was inadvertently removed, "In addition, well established equestrian activities, evident throughout the area, will be fostered."
2. Page 69, Equestrian Trails, paragraph 3, line 1, add, "... proposed Airpark Road Extended (A-268), Shady Grove. . ."

HISTORIC ISSUES

1. This Amendment recommends that historic resources located within the Planning Area and identified in the Locational Atlas be evaluated as a separate amendment to the Master Plan for Historic Preservation. Processing of that amendment should be undertaken in coordination with the processing of this Amendment. Note the following proposed schedule:

Early August

- MCPB approval of the Rock Creek Master Plan Amendment.

Late August

- Receipt of the Historic Preservation Commission (HPC) evaluation and recommendations for resources within the Planning Area.

September

- MCPB public hearing on the HPC recommendations, worksession, and approval of sites to be transmitted to Council for consideration and possible inclusion in the Master Plan for Historic Preservation.

October

- Transmittal of Rock Creek Master Plan Amendment incorporating MCPB historic site recommendations.

RECOMMENDED ACTIONS

1. Maintain large lot residential estate character for most of the Planning Area.
2. Support continuation of stringent watershed management practices.
3. Rezone approximately 1,250 acres of R-200 zoned land to the RE-2 Zone above Muncaster Mill Road.
4. Rezone approximately 4,200 acres of RE-2C zoned land to the RE-2 Zone.
5. Retain approximately 3,700 acres of RE-1 zoned land in the RE-1 Zone.
6. Rezone approximately 49 acres of R-150 zoned land to the I-4 Zone in the Southlawn Lane Industrial area.
7. Rezone approximately 3.5 acres of RE-2C zoned land to the R-200 Zone.
8. Recommend comprehensive sewer and/or water category changes for selected areas and parcels, designated in this Amendment, during the annual update of the Comprehensive Water Supply and Sewerage Systems Plan.

Note Table 1 for explanation of zoning categories.

TABLE 7
ROCK CREEK MASTER PLAN
TRANSPORTATION SYSTEM

No.	Name	Limits	R/W	Recommended Paving Width	Miles	C.I.P. Status
F-9	Intercounty Connector	From Redland Road (P-7) to Plan Boundary @ North Branch of Rock Creek)	300'	6 Lanes Divided	2.6	SHA under study
<u>Major Highways</u>						
M-1	Muncaster Mill Road Relocated (MD Rt. 115)	From Redland Road (P-7) to F-9	150'	4 Lanes Divided	1.6	SHA evaluation completed, alignment approved, modification under study
M-2	Shady Grove Road Extension-Muncaster Road	From Muncaster Mill Road (P-6) to Olney-Laytonville Road (MD Rt. 108) M-4	120'	4 Lanes Divided	3.3	--
M-4	Olney-Laytonville Road (MD Rt. 108)	From Town Limits of Laytonville to North Branch of Rock Creek	120'	4 Lanes Divided	3.9	--
M-5	Laytonville Road (MD Rt. 124)	From Muncaster Mill Road (P-6) to Warfield Road (A-1)	120'	4 Lanes Divided	2.6	--
M-7	Frederick Road (MD Rt. 355)	From Westmore Road to Redland Road	120'	6 Lanes Divided	1.1	--
M-8	Gude Drive	Frederick Road (MD Rt. 355) M-7 to Southlawn Lane (I-1)	120'	4 Lanes Divided	1.5	Add 2 Lanes FY 86-87
<u>Arterial Streets</u>						
A-1	Warfield Road	From Laytonville Road (MD Rt. 124) M-5 to Olney-Laytonville Road (MD Rt. 108) M-4	70'	24 Feet	1.0	--
A-2	Bowie Mill Road	From Muncaster Mill Road (P-9) to Plan Boundary	80'	24 Feet	1.9	--
A-3	Avery Road	From Plan Boundary to Muncaster Mill Road (P-9)	80'	24 Feet	1.8	--
A-5	Fieldcrest Road	From Laytonville Road (M-5) to Olney-Laytonville Road (MD Rt. 108) M-4	80'	24 Feet	1.8	--
A-262	Crabbs Branch Way Extended	From Redland Road (P-7) to Gude Drive (M-8)	80'	50 Feet	1.1	--
A-268	Airpark Road Extended	From MD 124 (M-21) to Shady Grove Road (M-2)	80'	48 Feet	1.8	--

TABLE 7 (Cont'd.)

No.	Name	Limits	R/W	Recommended Paving Width	Miles	C.T.P. Status
Primary Residential Streets						
P-1	Dorsey Road	From Warfield Road (A-1) to Olney-Laytonville Road (MD Rt. 108) M-4	70'	24 Feet	0.8	--
P-2	New	From Dorsey Road (P-1) to Fieldcrest Road (A-6)	70'	24 Feet	0.7	--
P-3	New	From Laytonville Road (MD Rt. 124) M-5 to Road End (6,864 feet)	70'	24 Feet	1.3	--
P-4	New	From Shady Grove Road Extended-Muncaster Road (M-2) to Road End (4,752 feet)	70'	24 Feet	0.9	--
P-5	New	From Shady Grove Road Extended-Muncaster Road (M-2) to Olney-Laytonville Road (MD Rt. 108) M-4	70'	24 Feet	1.5	--
P-6	Muncaster Mill Road (MD Rt. 115)-Old Mill Run	From Laytonville Road (MD Rt. 124) M-5 to A-2	70'	24 Feet	2.8	--
P-7	Redland Road	From Plan Boundary 0.2 miles Northeast of Crabbs Branch Way to Muncaster Mill Road (P-6)	70'	24 Feet	1.9	--
P-8	Needwood Road	From Redland Road (P-7) to Muncaster Mill Road (P-6)	70'	24 Feet	2.2	--
P-9	Muncaster Mill Road (MD Rt. 115)	From Needwood Road (P-8) to Avery Road (A-3)	70'	24 Feet	1.0	--
P-10	Cherry Valley Drive Extended	From Muncaster Mill Road (P-9) to Plan Boundary (North Branch of Rock Creek)	70'	24 Feet	1.0	--
P-12	Derwood Road-Indianola Drive	From Frederick Road (MD Rt. 355) M-6 to Road End (5,280 feet)	70'	24 Feet	1.0	--
P-13	New	From Crabbs Branch Way Extended (M-262) to Indianola Drive Extended	70'	24 Feet	0.2	--
Industrial Streets						
I-1	Southlawn Lane	From Horners Lane to Avery Road (A-3)	80'	24 to 50 Feet	1.7	--
I-2	N. Horners Lane	From Southlawn Lane to Westmore Road	80'	50 Feet	0.4	--
I-3	Westmore Road	From Frederick Road (MD Rt. 355) M-6 Westmore Avenue	80'	50 Feet	0.2	--
I-4	Westmore Avenue	From Westmore Road to N. Horners Lane	80'	50 Feet	0.4	--

NOTES: 1. When specific development plans are submitted, additional industrial, business and/or primary road right-of-way dedication will be required where necessary.

2. All street rights-of-way (not otherwise classified) shall conform to the requirements set forth in either the Zoning Ordinance or Subdivision Regulations, whether the zoning lies on one or both sides of the street.



- 22-23 Cashell-Tenant House & Barn
- 22-24 Robertson Log House (Ruins)
- 22-25 Cashell (J.H.) (Rock Creek)
- 22-26 Belt Farm
- 22-27 Adamson House
- 22-28 Muncaster Mill Ruins
- 22-29 Prather Cemetery
- 22-30 Barnesley House
- 22-31 Avery
- 22-32 Gas House & "Watergate Phone Booth"
- 22-33 Derwood R.R. District
- 22-34 Eubanks Farms
- 22-35 Needwood Mansion

- 23-1 Gray Log House
- 23-2 Faucett House
- 23-3 Thomas (Dennis) House
- 23-4 Griffith - Hawkind House
- 23-5 Griffith (Israel) House
- 23-6 Dorsey (Samuel O.) Farm

- 23-20 Griffith (Ulysses) Farm
- 23-21 Griffith (Nellie) Farm
- 23-22 Crow's Content
- 23-23 Riggs House
- 23-24 Magruder Cemetery
- 23-25 Magruder (Walter) House
- 23-26 Oaks (The)

- 23-28 Griffiths (E.R.) House
- 23-29 Fair Hill II
- 23-30 Griffith (Charles) House

This Amendment recommends these sites be evaluated as an amendment to the Master Plan for Historic Preservation. Processing of that amendment should be undertaken in coordination with the approval and adoption of this Plan, if possible. Disposition of the sites will then be included in the Approved and Adopted Rock Creek Master Plan Amendment.

The location of all historic resources within the Planning Area that are recognized on the Locational Atlas are shown on Figure 24. The Historic Sites Map also identifies the one site already included in the Master Plan for Historic Preservation and for protection under the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code:



22-15

The Ridge

Pre-1753—large house of three sections, oldest (main section) is Flemish bonded brick; rubblestone kitchen dependence connected by a frame section.



- One of few remaining colonial homes, it was built by Zaddock Magruder, a County ~~der~~; it remained in that family for 200 years.

NOTE:

Appendix J provides definitions of planning terms used throughout this Amendment.