

23/29 Fair Hill II  
Subdivision

# CHARLES H. JAMISON, INC.

*Real Estate*

*Appraisals*

19939 FISHER AVENUE, P.O. BOX 86  
POOLESVILLE, MARYLAND 20837

PHONE: 428-8200

March 6, 1989

Mr. Jerod Cooper  
Historic Preservation Commission  
51 Monroe Street - Suite 1001  
Rockville, Maryland 20850  
(Phone: 217-3625)

Dear Mr. Cooper:

Enclosed is a 200 scale pre-application plan of the Fry property. You will note that Sundown Road is shown on the enclosed plat with the burned out cement dairy barn foundation protruding toward the road right-of-way.

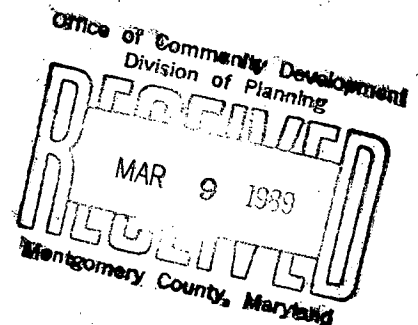
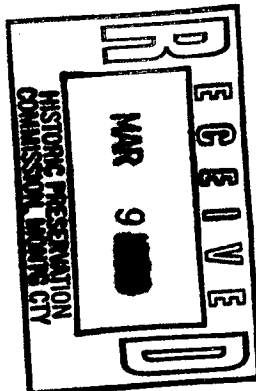
Perhaps this pre-application plan could be used as a visual aid at a subsequent date.

Yours truly,

*Charles H. Jamison* 102

Charles H. Jamison

Enclosure:  
Pre-application plan



MEMORANDUM

February 6, 1989

TO: Charles Loehr, Coordinator  
Development Review Division

FROM: Jared Cooper, <sup>JAC</sup>Historic Preservation Specialist  
Division of Community Planning and Development

SUBJECT: Review of Subdivision Site Plans

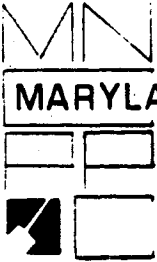
At its meeting of March 2, 1989, the Historic Preservation Commission reviewed the following subdivision and site plans, with comments and findings as listed:

1-88081 - Brunswick Woods - This proposed subdivision is directly adjacent to the Capital View Park Historic District (Master Plan #31/7). The Commission felt that the Brunswick Woods subdivision not result in significant negative impact on any of the resources found within the historic district boundaries.

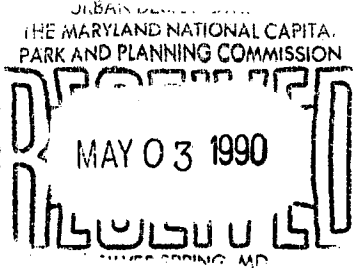
7-89005 - Fairhill II - In order to minimize the negative impact on Master Plan Site #23/29, the Commission has recommended that, in keeping with the large lot sizes in the area, an environmental setting of 20 - 25 acres be provided for this site. The farmhouse itself should be situated centrally in this 20-25 acre setting. The Commission also had concerns about potential highway improvement/widening projects. It is their recommendation that, in undertaking any highway improvement projects, a special effort be made to align the highway so that it will not result in further encroachment on the resource.

099E/2  
JC:jcm

MP # 23/29



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

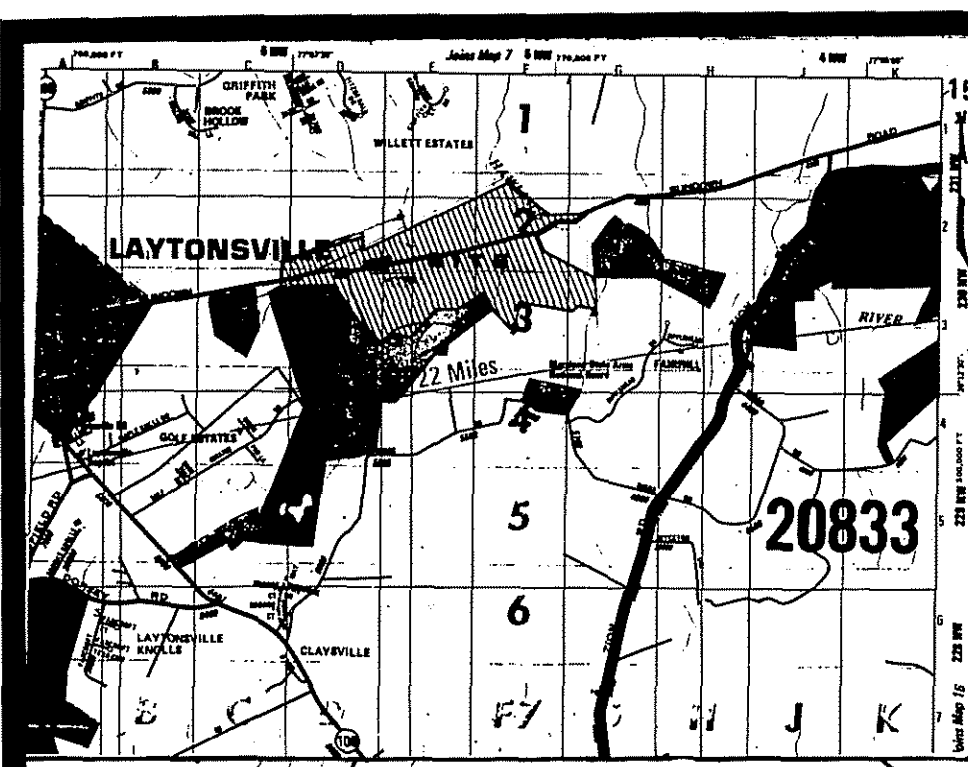


FROM: Subdivision Office - M-NCPPC

NAME: Fairhills II  
FILE NO.: 1-90118

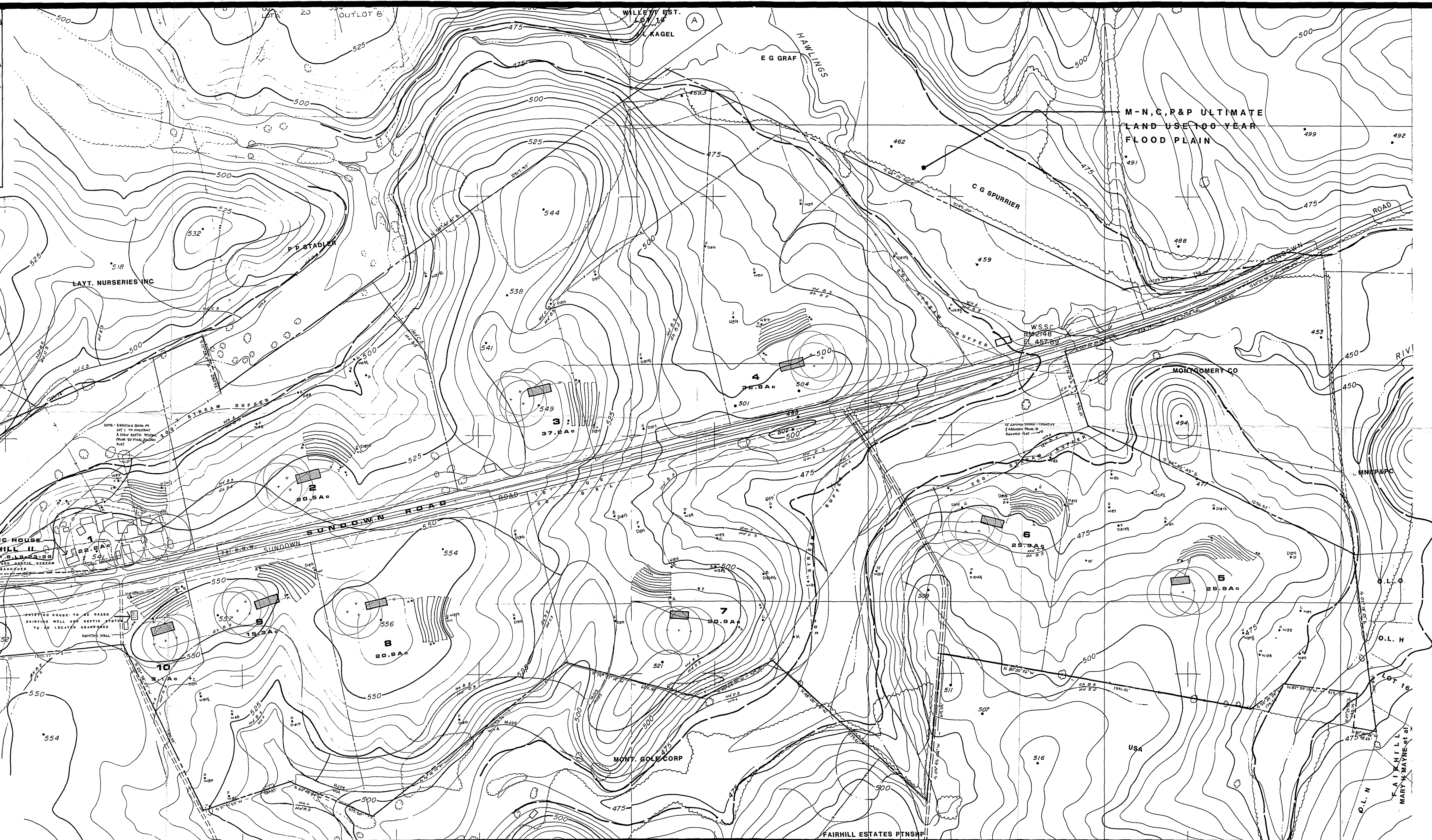
Enclosed please find the information checked below. This material will be discussed at the Subdivision Review Committee Meeting of May 14, 1990 (no meeting scheduled if blank).

- New preliminary plan application with supporting material as appropriate
- Supporting material for previously reviewed preliminary plan
- Revised preliminary plan drawing
- New pre-preliminary plan application



Scale 1" = 100' April 19, 1990

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	4/19/90	C.H.J.
2	REVISION		
3	REVISION		
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100	REVISION		



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF BASED UPON EXAMINATION OF ALL RELEVANT RECORDS AND FIELD OBSERVATIONS.

DATE: 4/19/90  
BY: C.H.J.

REALTOR  
**CHARLES H. JAMISON, INC.**  
19939 FISHER AVE., P.O. BOX 86  
POOLESVILLE, MARYLAND 20837  
428-8200

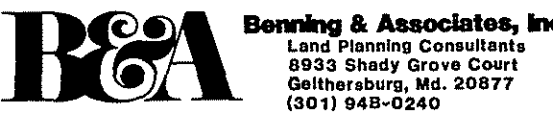
**NOTES:**

EXISTING ZONE - RURAL DENSITY TRANSFER ZONE  
AREA OF PARCEL - 252.87 AC.  
NUMBER OF LOTS PERMITTED  
AT ONE LOT PER 25 AC. - 10  
NUMBER OF LOTS SHOWN - 10  
NUMBER OF DEVELOPMENT RIGHTS AVAILABLE - 50  
AREA IN ROAD - 11.24c

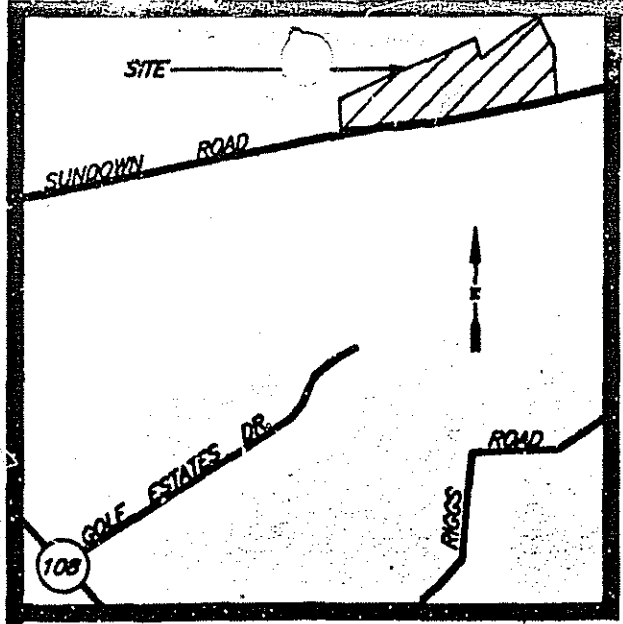
OWNER  
THE ESTATE OF  
**E. D. FRY**  
EDWIN C. FRY, CO-ADMINISTRATOR  
P.O. BOX 3092 CHESTERTOWN, MARYLAND  
(301) 778-0220

PRELIMINARY PLAN  
**FAIRHILL II**  
LAYTONSVILLE DISTRICT, MONTGOMERY COUNTY, MARYLAND

MARYLAND NATIONAL CAPITAL AND PLANNING COMMISSION  
MAY 03 1990



APPROVED  
SUBDIVISION



VICINITY MAP  
1 INCH = 2,000 FEET

**OWNER'S DEDICATION**

WE, AMY FRY LEBER (HER HEIRS AND/OR ASSIGNS), EDWIN C. FRY, GEORGE C. FRY, FREDERICK A. FRY, C. CHRISTOPHER GRACE AND DAVID H. GRACE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH A 50' FRONT BUILDING RESTRICTION LINE, DEDICATE THE STREET TO PUBLIC USE, GRANT SLOPE EASEMENTS PARALLEL, ADJACENT AND CONTIGUOUS TO SUNDOWN ROAD TO THE BUILDING RESTRICTION LINE OR AS SHOWN HEREON, FOR THE CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS. SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE APPROPRIATE PUBLIC AGENCY. WE FURTHER GRANT UTILITY EASEMENTS SHOWN HEREON AS 10' P.U.E. TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED: "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS," AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LEINS, TRUSTS OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON.

Witness DATE 7-25-91 Edwin C. Fry  
EDWIN C. FRY  
POWER OF ATTORNEY, AS TO ALL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY AMY FRY LEBER AND EDWIN C. FRY, PERSONAL REPRESENTATIVES OF THE ESTATE OF EDWIN C. FRY, UNTO AMY FRY LEBER, EDWIN C. FRY, GEORGE C. FRY, FREDERICK A. FRY, C. CHRISTOPHER GRACE AND DAVID H. GRACE BY DEED OF DISTRIBUTION DATED AUGUST 12th, 1987 AND RECORDED IN LIBER 7884 AT FOLIO 287 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT PROPERTY MARKERS SHOWN THIS AND THUS SECTION 50-24 (a) OF THE MONTGOMERY CO. CODE AS PER THE TOTAL AREA SHOWN ON THIS PLAN IS 42.2241 ACRES OF LAND, OF WHICH 2.3422 ACRES IS DEDICATED TO PUBLIC USE.

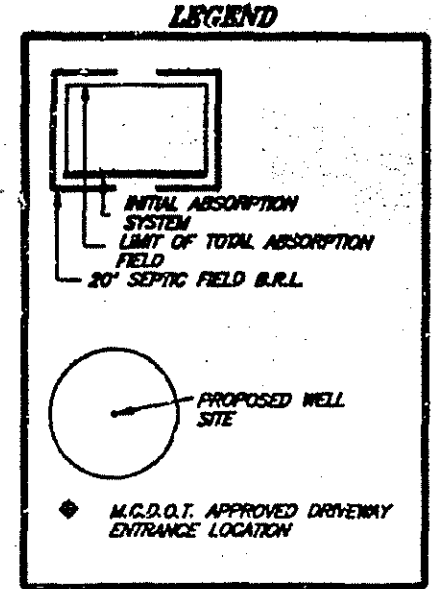
DATE 7-29-91 Daniel T. Caywood  
DANIEL T. CAYWOOD - REGISTERED PROFESSIONAL  
LINE SURVEYOR MD No. 406

I HEREBY CERTIFY THAT THE FLOOD PLAIN SHOWN HEREON ACCURATELY REFLECTS THE DELINEATION FROM THE M.N.C.P.R.C. ULTIMATE LAND USE STUDY.

DATE 10-4-91 Raymond A. Morris  
RAYMOND A. MORRIS - REGISTERED PROFESSIONAL  
ENGINEER MD No. 14845

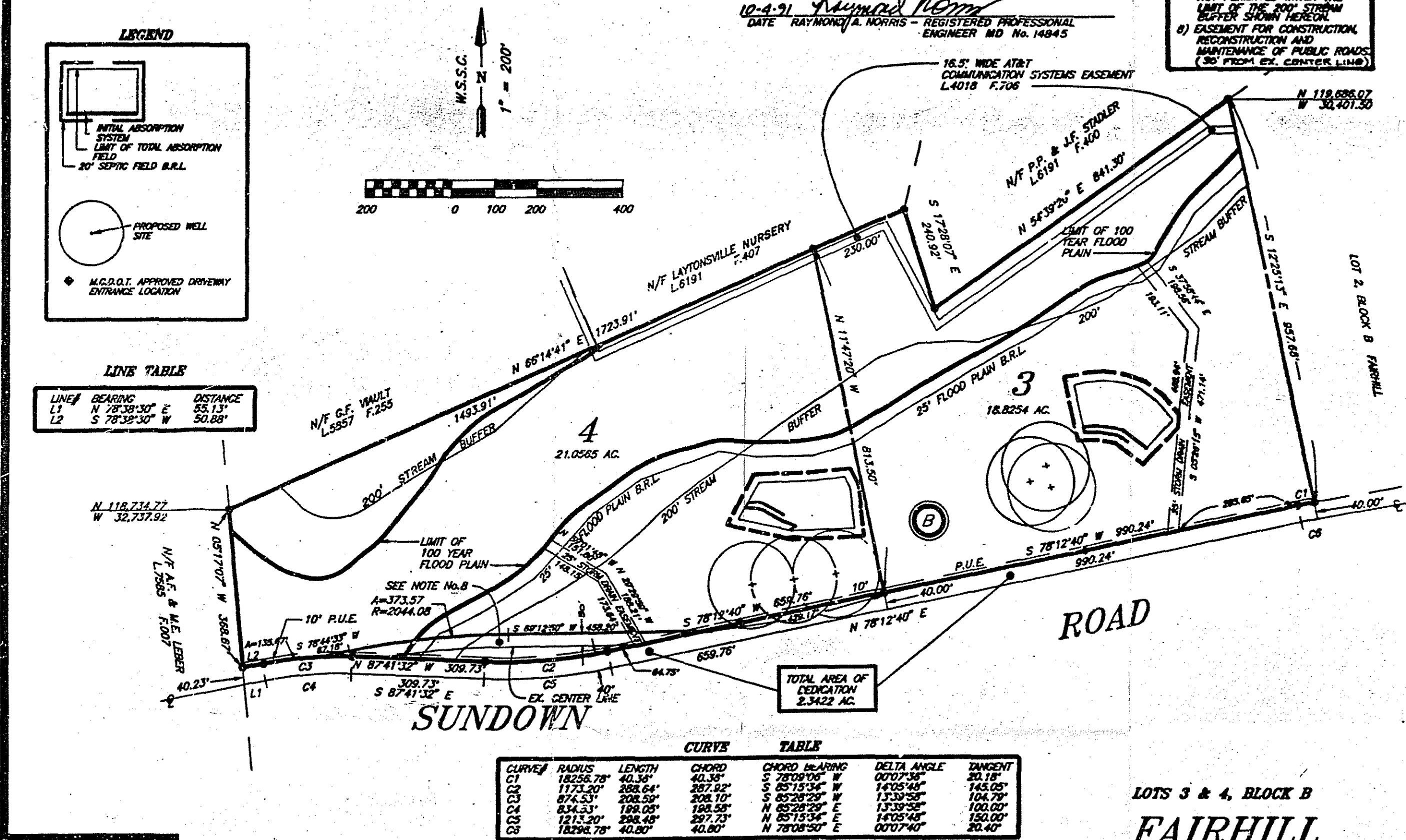
**NOTES**

- 1) SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON REAPPROVAL BY THE HEALTH DEPARTMENT.
- 2) LOTS 3 & 4 APPROVED FOR SIX BEDROOM HOUSES.
- 3) RURAL DENSITY TRANSFER ZONE; RESUBDIVISION IS STRICTLY CONTROLLED. DENSITY REQUIREMENT: 25 ACRES PER BUILDING SITE.
- 4) AGRICULTURE IS THE PREFERRED USE IN THE RDT ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY, AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
- 5) ONE DEVELOPMENT RIGHT MUST BE AVAILABLE FOR EACH SINGLE FAMILY RESIDENCE.
- 6) FLOOD PLAIN DELINEATED HEREON TAKEN FROM FLOOD PLAIN STUDY BY BENNING AND ASSOCIATES AND SHOWN ON APPROVED PRELIMINARY PLAN No. 1-80118.
- 7) CLEARING AND GRADING IS NOT PERMITTED WITHIN THE LIMIT OF THE 200' STREAM BUFFER SHOWN HEREON.
- 8) EASEMENT FOR CONSTRUCTION, RECONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS (30' FROM EX. CENTER LINE).



**LINE TABLE**

LINE#	BEARING	DISTANCE
L1	N 78°39'30" E	55.13'
L2	S 78°39'30" W	50.88'



**CURVE TABLE**

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	18256.78'	40.36'	40.36'	S 78°09'06" W	00°07'38"	20.18'
C2	11723.20'	288.64'	287.88'	S 85°15'36" W	14°05'40"	145.05'
C3	874.53'	208.59'	208.10'	S 85°24'59" W	13°39'58"	104.78'
C4	834.53'	198.05'	198.58'	N 85°28'29" E	13°39'58"	100.00'
C5	1213.20'	298.45'	297.73'	N 85°15'36" E	14°05'40"	150.00'
C6	18256.78'	40.80'	40.80'	N 78°08'50" E	00°07'40"	20.40'

DATE...12-17-91  
PLAT BOOK...162  
PAGE...1B377

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED August 2, 1991  
John Keenan CHAIRMAN  
Robert H. ... SECRETARY  
... TREASURER  
M.N.C.P. & P.C. RECORD FILE NO. 583-99

MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION  
APPROVED August 2, 1991  
... FOR DIRECTOR

MONTGOMERY COUNTY DEPARTMENT OF HEALTH  
APPROVED 11/27/91  
Harold A. ... HEALTH OFFICER

LOTS 3 & 4, BLOCK B  
**FAIRHILL**  
ELECTION DISTRICT No. 1  
MONTGOMERY COUNTY, MARYLAND  
JUNE, 1991 SCALE: 1" = 200'  
**MADDOX**  
ENGINEERS & SURVEYORS, INC.  
100 PARK AVENUE  
ROCKVILLE, MARYLAND 20850  
(301) 762-9001

29116013011801004810 RDT020194 89003.08 583-99

# CHARLES H. JAMISON, INC.

Real Estate

Appraisals

19939 FISHER AVENUE, P.O. BOX 86  
POOLESVILLE, MARYLAND 20837

PHONE: 428-8200

## FAIRHILL II

PROPERTY OF THE LATE EDWIN FRY, LOCATED AT 5929 SUNDOWN ROAD,  
LAYTONSVILLE ELECTION DISTRICT, CONTAINING 252.87 ACRES, MORE  
OR LESS, WITH IMPROVEMENTS

IDENTIFICATION: Property titled in the name of Edwin C. Fry, Amy F. Leber and others, containing 252.87 acres, more or less, with improvements thereon, located at 5929 Sundown Road, Laytonsville Election District, Montgomery County, Maryland, recorded among the land records of said County in Liber 7884 at Folio 287, being further identified as Parcel 333, Tax Map GV 12.

PRICE: 252.87 acs. w/imps. @ \$12,500.00 per ac.....\$3,160,875.00

CASH AT SETTLEMENT: Approximately 30% ...\$948,262.50

FIRST TRUST: Sellers to hold a first deed of trust in the amount of approximately .....\$2,212,612.50 due in full in five (5) years. The said deferred purchase money deed of trust shall bear interest at the rate of 10-1/2% per annum the first anniversary of the note payable interest only monthly (\$19,360.36 per month). After the first anniversary, the deferred purchase money deed of trust shall bear interest at a rate of 1/2 of 1% above the prime rate as shown daily in the business section of the Washington Post or the Wall Street Journal (on the last business day of the previous month), and shall be payable in monthly installments of principal and interest on the basis of a five year monthly amortized loan. Purchaser shall have the right of prepayment in full or in part at time without prepayment penalty.

ASSESSMENT AND TAXES: The 1988 tax levy on the subject property is as follows:

	<u>Full Value Land</u>	<u>Full Value Imps.</u>	<u>Taxable Assess.</u>	<u>Taxes</u>
252.87 acs. w/imps.	\$134,890.00	\$84,500.00	\$85,060.00	\$2626.25

Tax Class: 54  
Tax Rate: \$3.084

ZONING: The subject property is in the Rural Density Transfer Zone of Montgomery County, Maryland, in which zone no more than one-one-family dwelling shall be permitted per twenty-five (25) acres. (See applicable portion of Montgomery County Zoning Ordinance attached hereto as Exhibit I.)



**TRANSFERABLE DEVELOPMENT RIGHTS:** Ten transferable development rights shall convey with the subject property. One of the aforesaid ten transferable development rights will be required to be used with the existing main farm house.

**HISTORIC PROPERTY:** In February of 1988, the main house on the subject property, together with an environmental site including the entire acreage of the farm, was approved by the Historic Preservation Commission of Montgomery County for designation as an historic resource and was included in the Master Plan for Historic Preservation (see pertinent documents regarding historic designation attached hereto as Exhibit II). Ms. Gwen Markus, Historic Planner with the Urban Design Section of Maryland National Capital Park and Planning Commission, 3rd floor, 8787 Georgia Avenue, Silver Spring, Md. 20910 (495-4565) has stated that the subject property may be approved by the Historic Planning Commission for testing after the site plan of the subject property, which is now filed, has been reviewed and approved by the various agencies at the county and state level. A prospective purchaser may present their position regarding the reduction of the environmental site to where not more than one development right would be utilized for historic preservation of the main house. Before any permits for demolition of the house or substantial alteration of the exterior of the house will be approved, applications for such work must be reviewed and approved by the Historic Preservation Commission.

**ROAD FRONTAGE:** N/s Sundown Rd. ... approx. 6350' or 1.2026 miles  
S/s Sundown Rd. ... approx. 5400' or 1.0227 miles

**Total Road Frontage:** .....approx. 11750' or 2.2253 miles

**MONTGOMERY COUNTY FARM ASSESSMENT TRANSFER TAX:** The subject property is assessed on the basis of farm or agricultural use and as such is subject to the Montgomery County Farm Assessment Transfer Tax imposed under Section 52-21(d) of the Montgomery County Code. The said tax is computed at the rate of 1% of the gross sales price of the property. The said tax shall be divided equally between Seller and Purchaser.

**MARYLAND STATE AGRICULTURAL TRANSFER TAX:** The property is also subject to the Maryland State Agricultural Transfer Tax imposed under Article 81, Section 278F of the Annotated Code of the State of Maryland. The said tax is computed at the rate of 5% of the gross sales price of the property less the full value assessment of improvements on the property and the assessed value of the homesites, if any, on the property. However, the said tax may be deferred providing the Purchaser signs a declaration of intent to retain the property in agricultural use for a minimum period of five consecutive taxable years. In the event the said tax is not deferred, the said tax shall be borne by the Purchaser.

**TENANCY:** The tillable farmland on the subject property is currently under lease to Jim Mullinix for purposes of agriculture at an annual rate of \$5160.00 through December 31, 1989.

The main house on the property is leased to Mr. Ray Lewis and wife at the rate of \$300.00 per month on a month to month basis, subject to 30 days notice to remove from the property.

The tenant house on the property is leased to Ed Allison and wife at the rate of \$200.00 per month on a month to month basis, subject to 30 days notice to remove from the property.

Part of the farm buildings on the property are leased to Carey Landscaping at the rate of \$150.00 per month on a month to month basis for storage of trucks and lawn equipment.

Drew Stabler leases pasture land on the south side of Sundown Road at the rate of \$500.00 annually.

Ray Jones leases part of the farm buildings and pasture land on the north side of Sundown Road at the rate of \$600.00 annually.

SOIL TESTS: The Sellers have authorized Benning & associates, Land Planners, and Thomas Maddox, Registered Land Surveyor, to make application for high water table tests on the property in order that high water tests may be conducted between February 1 and April 15, 1989. High water table tests on the property are currently scheduled to begin March 16, 1989. Following the completion of satisfactory high water table tests, percolation tests may be conducted from April 16 through the balance of the calendar year.

VALUATION OF PROPERTY: The valuation of the property was determined as follows:

Improvements:

Main House.....	\$ 92,500.00
Tenant House .....	\$ 17,500.00
Farm Buildings .....	<u>\$ 15,000.00</u>
Total Value of Improvements .....	<u>\$125,000.00</u>

Land: 252.87 acs. @ \$12,005.67 per acre ....\$3,035,875.00  
(Rounded to \$12,000.00 for release purposes)

TOTAL VALUE OF LAND & IMPROVEMENTS .....\$3,160,875.00

RELEASES OF LAND: Land may be released with the cash at settlement at the rate of 125% of the per acre purchase price (\$12,000.00 X 125% = \$15,000.00 per acre) plus the value of any improvements released with the land. The deferred purchase money deed of trust shall provide that subsequent releases of land with principal curtailments shall be at the rate of 115% of the per acre purchase price of the land (\$12,000.00 X 115% = \$13,800.00 per acre) plus the value of any improvements on the land so released. Land to be released on the north side of Sundown Road may start at either the east or west boundary of the premises and shall run the full north/south depth of the property. Land released on the south side of Sundown Road shall start at the end or west boundary of the property and shall run the full north/south depth of the property. The minimum area to be released shall be one (1) acre, except under the threat of eminent domain. Any payment made on account of the debt pursuant to the privilege of partial release aforesaid shall be deemed to be a payment on account of the next succeeding principal installment or installments required to be made on the said notes. Interest accrued on such amount shall be paid to the date of such payment. In no event shall any land be released from the lien of the deferred purchase money trust in a manner that shall leave the remaining land encumbered by the said trust landlocked or without adequate means of access to dedicated highways or public roads.

S9-C-11.1 LAND USES

No use shall be allowed except as indicated in the following table.

- Permitted uses. Uses designated by the letter "P" shall be permitted on any lot in the zones indicated, subject to all applicable regulations.
- Special exception uses. Uses designated by the letters "SE" may be authorized as special exceptions, in accordance with the provisions of article G.

AGRICULTURAL

Farms	P
Primary agricultural processing	P
Roadside farm markets	P
Graneries	P
Abattoir	SE
Secondary agricultural processing	SE
Vineyards	P
Wayside stands, for sale of farm products <sup>1</sup>	P
Other uses related to agriculture	P

MANUFACTURING AND INDUSTRIAL

Sawmills	SE
Fuel production as agricultural by-product	SE
Wineries	SE

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<sup>1</sup>Must be at least 20 feet from street right-of-way and provide at least 3 off-street parking spaces.

**RESIDENTIAL**

Accessory apartments <sup>1</sup>	SE
Dwellings, one-family detached	P
Farm tenant houses	P
Farm tenant mobile home, one only	P
Farm tenant mobile home, more than one but less than four	SE
Guest houses, as accessory uses	P
Mobile homes, double wide <sup>2</sup>	P

**TRANSPORTATION, COMMUNICATION AND UTILITIES**

Airstrip, associated with farm	SE
Cable communications systems <sup>3</sup>	SE
Electric power transmission and distribution lines, overhead, carrying more than 69,000 volts	SE
Electric power transmission and distribution lines, overhead, carrying 69,000 volts or less	P
Electric power transmission and distribution lines, underground	P
Helistops, associated with farms	SE
Parking of motor vehicles, off-street, in connection with any use permitted	P
Pipelines, above ground	SE
Pipelines, underground	P
Public utility buildings and structures	SE
Radio and television broadcasting stations and towers	SE
Railroad tracks	P
Telephone and telegraph lines	P

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<sup>1</sup> Not permitted in mobile homes.

<sup>2</sup> Provided that such a dwelling has minimum dimensions of 24 feet by 40 feet, a gable roof, and is permanently affixed to a foundation supporting the load-bearing framework of the mobile home and a foundation wall enclosing its entire perimeter, in compliance with the provisions of Chapter 8 of this Code. Such a mobile home shall have its wheels, axles, transportation light and removable towing apparatus removed.

<sup>3</sup> Except as provided in Sections 59-A-6.9 and 59-G-2.10.1.

**COMMERCIAL**

Antique shops	SE
Blacksmithing	SE
Farm machinery; sales, storage or services	SE
Farm supply; sales, storage or services	SE
Home occupations	SE

## SERVICES

Ambulance or rescue squads, publicly supported	P
Animal boarding places	SE
Animal cemeteries	SE
Cemeteries	SE
Child care residences for up to 8 children	P
Child or elderly day care facilities for up to 4 individuals	P
Churches, memorial gardens, convents, monasteries, and/or places of worship	P
Eleemosynary and philanthropic institutions	SE
Fire stations, publicly supported	P
Group residence for 9 to 14 elderly persons	SE <sup>2</sup>
Group residence for not more than 8 elderly persons	P
Group residential facilities for not more than 8 developmentally disabled persons	P
Group residential facilities for housing exceptional persons	SE
Hospice care facilities	SE
Hospitals, veterinary	SE
Offices; professional, residential, for a resident of the dwelling	P
Publicly owned or publicly operated uses	P
Sanitariums	SE

## CULTURAL, ENTERTAINMENT AND RECREATIONAL

Boathouse, private <sup>1</sup>	P
Hunting and fishing cabins	P
Kennels, non-commercial	P
Private clubs and service organizations	SE
Riding stables	P
Riding stables, commercial	SE
Rifle, pistol and skeet shooting ranges, outdoor	SE
Swimming pools, private	P

<sup>1</sup> As accessory uses, serving a principal use located on the same tract of land.

<sup>2</sup> Subject to the special exception standards for group residential facilities for housing exceptional persons, Section 59-G-2.26.

## RESOURCE PRODUCTION AND EXTRACTION

Fish hatcheries	P
Forestry	P
Game or poultry hatcheries	P
<u>Horticultural nurseries and commercial greenhouses</u>	<u>P</u>
Milk plants	F
Rock or stone quarries	SE
Sand, gravel or clay pits, or extraction of other natural materials	SE

## MISCELLANEOUS

Accessory buildings and uses	P
Signs; in accordance with article F	P
Wildlife or game preserve, regulated shooting ground licensed by the Maryland Wildlife Administration, and other conservation areas	P

### 59-C-11.2 PURPOSE CLAUSE

The purpose of this zone is to promote agriculture as the primary land use in sections of the county designated in the General Plan by providing large areas of generally contiguous properties suitable for agricultural and related uses and permitting the transfer of development rights from properties in this zone to properties in designated receiving areas.

### 59-C-11.3 DEVELOPMENT STANDARDS

The following requirements shall apply in all cases except as specified in Section C-11.5.

- 59-C-11.31 Density. ~~No more than one one-family dwelling unit per twenty-five acres shall be permitted.~~ (See Section C-11.4 for permitted transferable density).

- 59-C-11.32 Net Lot Area. ~~No main building hereafter erected, together with its accessory buildings, shall be located on a lot having a net area of less than 40,000 square feet.~~
- 59-C-11.33 Lot coverage, percentage of. Not more than ten percent of the net area of the lot may be covered by buildings, including accessory buildings.
- 59-C-11.34 Yard, front. Each lot shall have a front building line at least fifty feet from and parallel to the front lot line or a proposed front street line, if such has been established within the lot, or such additional setback as indicated as a scenic setback in a Master Plan, to provide a front yard.
- 59-C-11.35 Yard, side. Each lot shall have two side yards, the sum of which shall be at least thirty-five feet; each side yard shall be at least 17 feet. The width of a side yard which abuts a public street shall be calculated in the same manner as a front yard.
- 55-C-11.36 Yard, rear. Each lot shall have a rear yard at least thirty-five feet in depth.
- 59-C-11.37 Lot width at front building line. Each lot shall have a width of at least one-hundred twenty-five feet measured along the front building line.
- 59-C-11.38 Lot width at front street line. Each lot shall have a width of at least twenty-five feet measured along the front street line.
- 59-C-11.39 Building height limit. No building shall exceed a height of fifty feet except that there shall be no height limit for agricultural buildings.

#### 59-C-11.4 TRANSFER OF DENSITY. OPTION.

~~In accordance with Section 59-A-6.1 and in conformance with an approved and adopted General, Master, Sector, or Functional Plan, residential density may be transferred at the rate of one development right per five acres less one development right for each existing dwelling unit, from the Rural Density Transfer Zone to a duly designated receiving zone, pursuant to Section 59-C-1.39.~~

#### 59-C-11.5 EXEMPTED LOTS AND PARCELS

- 59-C-11.51 Lots created for children in accordance with the Maryland Agricultural Land Preservation Program shall be exempt from these regulations.



The following lots shall be exempt from the area and dimensional requirements of Section C-11.3 but shall meet the requirements of the zone applicable to them prior to their classification in the Rural Density Transfer Zone.

- (a) A recorded lot created by subdivision if the record plat was approved for recordation by the Planning Board prior to January 6, 1981.
- (b) A lot created by deed executed on or before January 6, 1981.
- (c) A record lot having an area of less than five acres created after January 6, 1981, by replatting two or more lots; provided that the resulting number of lots is not greater than the number which were replatted.
- (d) A lot created for use for a one-family residence by a child, or the spouse of a child, of the property owner, provided said property owner can establish that he had legal title on or before January 6, 1981, and provided that this provision shall apply to only one such lot for each child of the property owner. Any lots created for use for one-family residence by children of the property owner shall not exceed the number of development rights for the property.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
23/29	Fair Hill II	5929 Sundown Road	274 Acres
-	<p>This Federal style building was constructed in several sections in the early 19th century. The left-hand, earlier section is log; the right-hand side is of brick-nogged frame construction and was added circa 1820; a rear wing was added later.</p>		
-	<p>Architecturally, the structure is an organic whole of simple style and proportion, the front being united by a one-story porch and continuous pebble dashing.</p>		
-	<p>The left-hand section housed Bowman's Store in the early 1800's, which served as an important and visually prominent meeting place in the Laytonsville area. It is one of only a very few commercial structures of that period remaining in the County.</p>		
-	<p>The environmental setting is the entire 274-acre parcel which would be subject to reduction should the property develop. In the event of development, the refined setting should provide a vista of the house, the building of primary historical and architectural importance, while retaining the structure's historical relationship to Sundown Road. The outbuildings associated with the site do not contribute significantly to its historical value and need not be preserved as part of the setting.</p>		
23/31	Pleasant Fields/ Sundown Hills	4615 Sundown Road	10 Acres
-	<p>Circa 1775 -- Georgian style stone house of tremendous proportion and of a scale not usually found in houses of the era.</p>		
-	<p>The house shows touches of high quality such as the suggestion of brick flat arches in the lintels of the first story windows and the use of larger cut stones in the water table in the front of the house.</p>		
-	<p>Associated with Henry Gaither I, an important Revolutionary era figure, and with other generations of the Gaither family, throughout much of the 19th century.</p>		
-	<p>The environmental setting is the entire 10-acre setting including the main house, the small stone smokehouse, and the Gaither family cemetery.</p>		

## IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

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

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

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

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

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

Reo Feb 2-89

ATLAS #: 23/029-000 HIST. NAME: FAIR HILL II  
 ADDRESS: 5929 SUNDOWN ROAD LOCATION: LAYTONSVILLE  
 OWNER: EDWIN D. FRY PHONE: 301-926-1226  
 A: 5929 SUNDOWN ROAD CITY: LAYTONSVILLE ST: MD Z: 20879  
 TAX ACCT. #: 00002874 TAX MAP #: GV012 MAP COORD.: 230W06  
 LOT/BL/PARCEL: P333 ACREAGE: 274.030  
 AREA MASTER PLAN: OLNEY 1980 CIVIC ASSOC.: 156 238  
 EX. ZONING: RDI EX. USE: RURAL AGRICULTURE

\*\*\*\*\* DESCRIPTION/SIGNIFICANCE \*\*\*\*\*

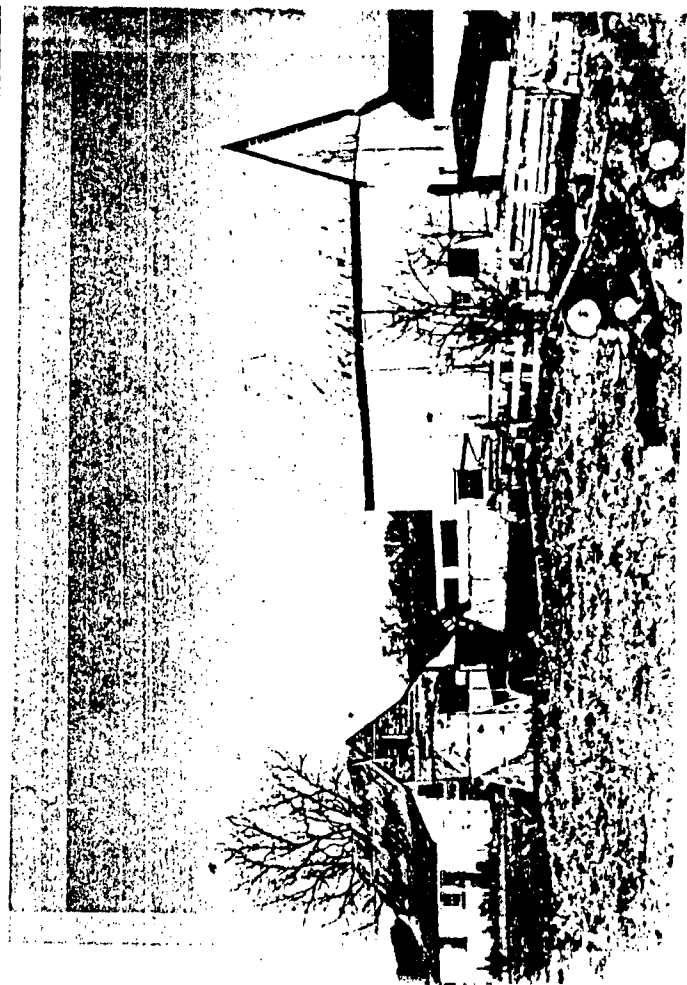
ORDINANCE CRITERIA 1A: X 1B: 1C: 1D: X 2A: 2B: 2C: 2D: X 2E: X  
 YEAR: C 1800 COND.: GOOD STYLE: FEDERAL  
 ENVIR. SETTING & APPURT.: HPC REC. = ENTIRE 187 ACRE PARCEL TO INCLUDE ALL OUT-BUILDINGS

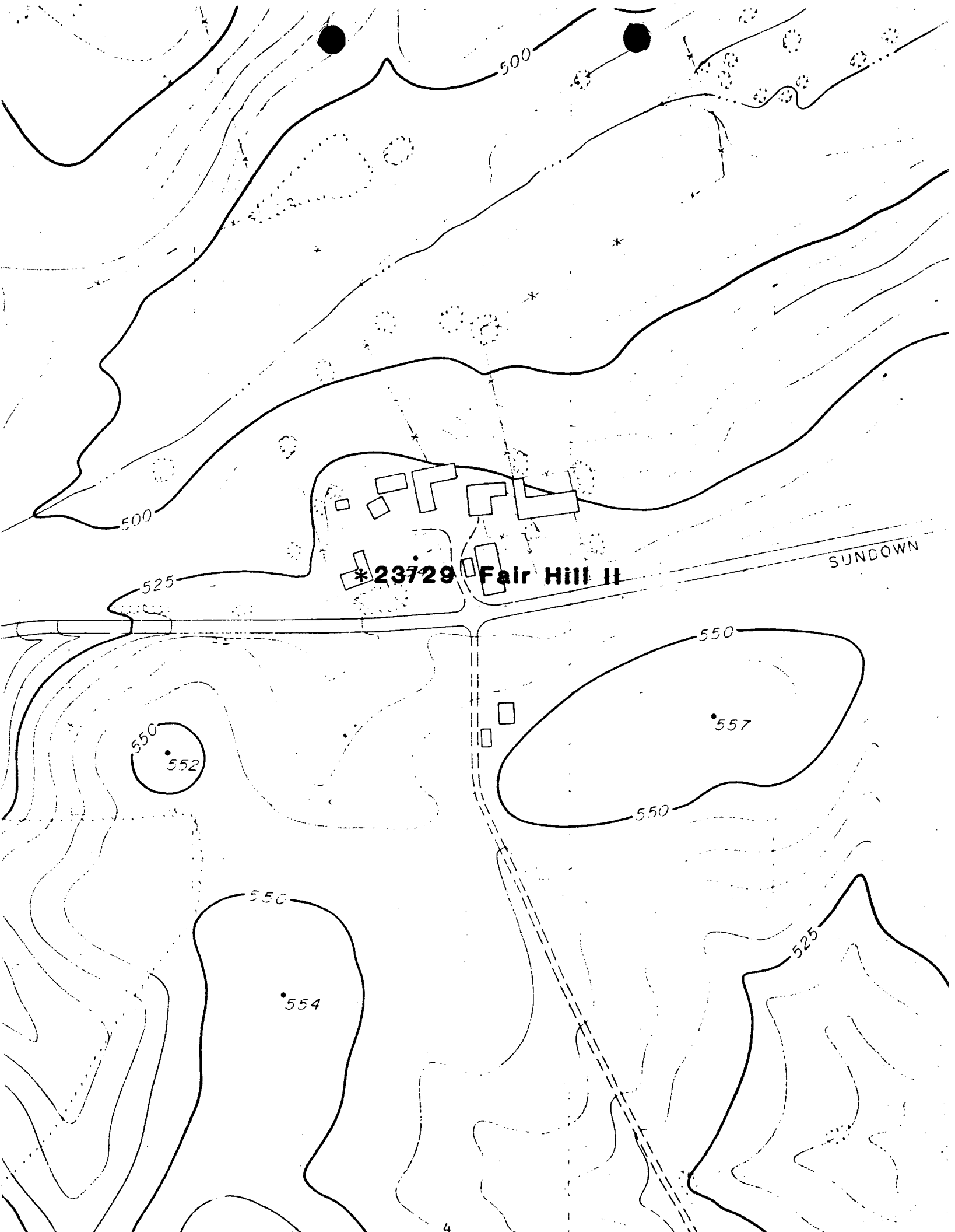
\*\*\*\*\* STATUS \*\*\*\*\*

SITE: X DISTRICT: RESOURCE: LATLAS: X MPLAN: REMOVE LA:  
 HISTORIC PRES. COMM. EVAL DATE: 03/01/84 HPC TRANS DATE: 06/20/84 HPC REC.: POS  
 PLAN. BD. PUBLIC HEARING DATE: 04/21/86 PB ACTION DATE:  
 COUNTY COUNCIL PH DATE: CC ACTION DATE:  
 CC RESOLUTION NO.: PB RES. NO.: PB RES. DATE:  
 FULL COMM. RES. NO.: FC RES. DATE: ENTRY DATE: 04/16/86

CRITERIA

- (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; or
  - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.
  
- (2) *Architectural and design significance* The historic resource:
  - a. Embodies the distinctive characteristics of a type, period or method of construction;
  - 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. (Ord. No. 9-4, § 1.)





500

500

525

\*23729 Fair Hill II

SUNDOWN

550

550

552

557

550

550

554

525

The Commission recommends that Fair Hill II (#23/29), with the entire 187 acre parcel as the environmental setting, be placed on the Master Plan based on criteria # 1A, "Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation"; #1D, "Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities"; #2D, "Represents a significant and distinguishable entity whose components may lack individual distinction"; and #2E, "Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic."

- This Federal style building was constructed in several sections in the early 19th century. The left-hand earlier section is log; the right-hand side is of brick-nogged frame construction and was added in ca. 1820; a rear wing was added later.
- Architecturally the structure is an organic whole of simple style and proportion, the front being united by a one-story porch and continuous pebble dashing.
- The earliest section housed Bowman's Store in the early 1800's and served as an important and visually prominent meeting place in the Laytonsville area.
- It is one of very few commercial structures of that period which remain in the County.

Fair Hill II (#23/29) was the next site to be evaluated. This Federal style building was constructed in the first quarter of the 19th century. The left three bays are of log and are apparently the earlier section which housed Bowman's Store in the early 1800's. The store served as an important meeting place in the Laytonsville area. Additions include a brick-nogged frame section, added ca. 1820, and a later rear wing. The structure is an organic whole of simple style and proportion, the front being united by a later one story porch and continuous pebble-dashing.

MOTION: Ms. McGuckian moved that Fair Hill II be recommended for placement on the Master Plan based on criteria #1A, 1D, 2D, 2E, with the entire 187 acre parcel as the environmental setting to include all outbuildings. Ms. McGuckian noted that very few commercial structures of that period remain in the county. Ms. Schwb seconded the motion which passed unanimously.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM

for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME

COMMON: Fair Hill II
AND/OR HISTORIC: Bowman's Store and House

2. LOCATION

STREET AND NUMBER: 5929 Sundown Road (Rte. 420)
CITY OR TOWN: Laytonsville
STATE: Maryland COUNTY: Montgomery

3. CLASSIFICATION

Table with columns: CATEGORY (Check One), OWNERSHIP, STATUS, ACCESSIBLE TO THE PUBLIC. Includes checkboxes for District, Building, Site, Structure, Object, Public, Private, Both, etc.

4. OWNER OF PROPERTY

OWNER'S NAME: Edwin D. Fry
STREET AND NUMBER: 5929 Sundown Road (Rte. 420)
CITY OR TOWN: Laytonsville STATE: Maryland

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Montgomery County Courthouse
STREET AND NUMBER:
CITY OR TOWN: Rockville STATE: Maryland

Title Reference of Current Deed (Book & Pg. #):

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Historic Sites in the Bi-County Region
DATE OF SURVEY: 1969
DEPOSITORY FOR SURVEY RECORDS: The Maryland-National Capital Park and Planning Commission
STREET AND NUMBER: 8787 Georgia Avenue
CITY OR TOWN: Silver Spring STATE: Maryland

SEE INSTRUCTIONS



7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT & ORIGINAL (if known) PHYSICAL APPEARANCE

The house is a two story, frame structure that has been covered with stucco. It was built in two sections-- each with a central doorway and flanking windows. The windows are all 6/6 double hung sash; those on the east end are smaller, with wider mullions and smaller panes. At the east end of each section is an external chimney (the one on the west end now being covered up); the one exposed has a two story brick base with steep weatherings to the stack. A one story porch runs across the facade. The foundation is stone and exposed on the west end with a large door.

On the north is a ~~low~~ two story service el with a central chimney.

There are several old outbuildings. The stone dairy has a roof that is carried forward as a porch. The plates are hewn but the roof sheathing is new. There is a small shed with newer shed-roofed additions on either side. A double corn crib is framed with hewn members and has vertical board sheathing to the gables, where the boarding is horizontal. It sits on stone piloti. A larger frame stable has vertical siding. The gable end has a central door with small, flanking six pane windows; the side wall has three doors and a loft door.

The west end was formerly a store and the east end the residence. The store is older than the house, and the rear wing as added still later.

SEE INSTRUCTIONS

part of the right-hand brick wing has a large entrance hall with a fireplace and two rooms on the right, each with fireplace back to back, in the same chimney. The second floor is duplicate of the first, except for a small stairway leading to an attic room. The small one-story extension, shown at the extreme right, with the large chimney was built by the school.

Since the purchase of this historic manor house by Mr. and Mrs. Lamborne, extensive improvements have been made, outside and inside the house. Noticeable outside are the blinds, added to the windows, and the box bushes along the front of the home. In the rear a formal

English box-wood garden, with walks of oyster shell, has been installed.

Added as part of the rear of the house is a new all-purpose library room, 36 feet by 16 feet, with beam ceiling. From this room an entrance to the box garden is provided, an attractive feature. A raised hearth fireplace is in this room. With this we can count five usable fireplaces on the first floor, and two on the second floor.

In the remodelled old home the Lamborne's count a family dining room, as well as a formal dining room, and family and formal living room, each with its own fireplace.

## Fair Hill II

ONE mile east of Laytonsville on the north side of the road to Unity, and twenty-five miles north of Washington, the house shown below is sure to attract attention. Covered with siding painted white, it has the appearance of a well-preserved house of Colonial days with its simple lines and proportions. It was built before 1813, for in that year it was a country store and was the meeting place of a group of prominent citizens who met to reorganize Saint Bartholomew's Protestant Episcopal Church.

On Easter Monday in 1813 this meeting of parishioners was held in the building below, part of which was Fred Bowman's store, for the election of vestrymen. The left-hand or

west end of the house shown was the store, and among those present at that time were Ephraim Gaither of Clover Hill, John H. Riggs, of Locust Grove II, Henry C. Gaither, of Pleasant Fields—all persons referred to in this series on old homes—and four other persons of note.

On May 2, 1814, a meeting of the vestry was called at Bowman's to select a site for the church, and the site chosen was on a branch of the Hawlings River in a grove of trees near the highway on the edge of the Edgehill farm of the Griffith family. This site had been occupied by a log building used as a chapel of ease established more than half-a-century before. The old chapel had been established sometime before the Revolution by a petition to the Governor, dated 1761, to divide Prince George's Parish—the probable date being shortly after that.

The new church building, replacing the ancient log structure, was built of stone covered with cement mortar, was completed in May, 1819, and consecrated soon after by Bishop Kemp. Thus, Bowman's store, now the Fair Hill home of the Fry family, filled an important place in local affairs, one hundred and forty-five years ago.

The Fair Hill II farm of today, containing 287 acres of rich land, is formed from parts of "Addition to Brooke Grove," a grant to James Brooke of 7,906 acres, in September, 1762, and also includes a part of "Retirement," an indenture of November, 1816, for 601 acres made



NO. 31 C-8 LEFT END LOGS, BRICK NOGGED  
CA. 1800 WAS BOWMAN'S STORE 1813

by the Chancellor of Maryland, to which the great seal of the State was affixed on January 31, 1818. This conveyance to Henry Griffith III was based on a re-survey of a number of former grants, and the acquisition of certain "vacancies," not previously covered by deeds.

The farm for years belonged to Adam Bell and his wife, Eleanor, and 1914 was conveyed to Alton Bell, a grandson of Adam, by Emma Bell and others. . . Adam departed this life in 1875 at the age of seventy-five, and his wife died in June, 1862. Both lie buried in the grove of trees, near where the old Hawlings River chapel was situated, on the rear of the Edgehill farm. Later the farm was owned by Laban Armstrong, who in turn sold to Edwin D. Fry in 1936. At that time the acreage was 273.

On the western edge of the farm towards Laytonsville there is a small antique-type of house which possibly may be older than the main house at Fair Hill. This was known as a tailor's shop, and tradition states that it was a slave market more than a century ago. It has been thought that this house, a center of a small settlement, may be older than Laytonsville proper where the lovely John H. Layton brick house has stood near the village cross roads since Revolutionary days.

At the time of the Johnstown flood, May 31, 1889, the small stream which crosses the roadway between the two houses on the Fair Hill

farm became a roaring torrent. It is recalled that this flood nearly carried away the small tailor shop at that time.

The first member of the Fry family, the great-grandfather of Edwin Fry, came to America from Germany more than a century ago. Edwin Fry married Susan Ransome in 1923, and they have three sons and two daughters. Edwin D., Junior, is married and assists his father in the operation of the large place as a dairy farm, using a large herd of Holstein cows.

The Fry family have been leaders in the Four-H Clubs of the County, which have done so much to improve the farming conditions in Montgomery and keep the youth interested in progressive methods of agriculture and livestock breeding. Mrs. Fry had been especially active in county organizations, and especially in the work of the Montgomery County General Hospital and in home demonstration work. Mrs. Fry died 3 or 4 years ago, and Edwin Jr. bought a farm in another county of the state.

After he left the home farm his father Edwin Sr., discontinued the dairy business, and now grazes cattle.

The house at Fair Hill has two front doors; the one on the left, about the center of the west section, was the entrance to the Bowman store. This, which is evidently the oldest part of the house, is built of logs covered with siding, and is without a fireplace.

*PARK HISTORIAN RECOMMENDATION - MARCH 1984*

FAIR HILL II (23/29): This is a low, composite house, of Federal lines, constructed in the first quarter of the 19th century. The left three bays are apparently the earlier section, of log construction, and reportedly once housed Bowman's Store, ca. 1800. The store served as an early meeting place of some importance to the Laytonsville area. To this building was added a brick-nogged frame section, ca. 1820, and a later rear wing. The structure as an organic whole is very simply styled and proportioned -- the front united by a later one story porch and continuous pebble-dashing. Because of its age, its retained architectural integrity and its interest as an early example of a combined commercial/residential structure: RECOMMENDED, 1,a; 2,a.

Map	P.A. No.	Coordinate	No.	Site Name
8	22	I-20	22-21	Griffith (David) Destroyed
		II-20	22-22	Cookes Range/Pope Farm
	23	J-2	23-1	Gray Log House
		K-2	23-2	Faucett House
		L-1	23-3	Thomas (Dennis) House
		I-3	23-4	Griffith - Hawkins House
		L-3	23-5	Griffith (Israel) House
		L-3	23-6	Dorsey (Samuel O.) Farm
		K-6	23-20	Griffith (Ulysses) Farm
		I-6	23-21	Griffith (Nellie) Farm
		J-9	23-22	Crow's Content
		J-10	23-23	Riggs House
		J-11	23-24	Magruder Cemetery
	K-12	23-25	Magruder (Walter) House	
	23	L-12	23-26	Oaks (The)
		K-9	23-28	Griffiths (E.R.) House
		L-9	23-29	Fair Hill II
		L-8	23-30	Griffith (Charles) House Ruins

Geogra

Map	P.A. No.	Coordinate	No.	Site Name
9	22	A-15	22-11	Darby (Elizabeth) House
		B-16	22-12	Griffith (Thomas) House
		B-18	22-13	Chichester House
		C-18	22-14	Oatland Farm
	23	C-3	23-7	Stone Springhouse Ruins
		E-2	23-8	Howard Houses & Cemetery
		F-4	23-9	Elton
		G-4	23-10	Belt (William) House
		G-4	23-11	Howard Chapel & Cemetery
		F-5	23-12	Greendale Farm
		F-6	23-13	Howard Log Cabin
		E-6	23-14	Lansdale (Richard) Farm
		D-5	23-15	Sundown Farms
		B-5	23-16	Riggs (Elisha) House
		B-6	23-17	Edgehill
		A-7	23-18	Abandoned Log Cabin
		A-6	23-19	Retirement
		A-10	23-27	Riggs (Samuel) Farm
		D-8	23-31	Pleasant Fields & Cemetery
		E-7	23-32	Worthington Tenant House
		F-7	23-33	Dwyer (Dr.) House
		G-7	23-34	Unity Historic District
		H-5	23-35	Rolling Acres
		H-4	23-36	Brown House & Mill Site
		J-5	23-37	Tridelphia
		J-6	23-38	Cemetery
		J-8	23-39	Curtis (John) House
		K-8	23-40	Riggs (Elisha) Stone House
		I-7	23-41	Gaither (Frederick O.)
		H-8	23-42	Sunshine
		H-8	23-43	Brown (Frank) House
		II-8	23-44	Gartrell (Bushrod) House (Gartrell/Oland)
		II-9	23-45	Greenwood Mills Site
		H-10	23-46	Greenwood & Cemetery
		G-11	23-47	Pleasant View
		G-13	23-48	Cedars (The)
		F-10	23-49	Dorsey/Clagett/Owens Cemetery
		E-11	23-50	Higgins (Charles A.C.) Farm
		C-10	23-51	Clover Hill
		B-14	23-52	Veitch (Fletcher) House
		B-14	23-53	Mt. Zion
		C-14	23-54	Bon Secours
		C-15	23-55	Springarden
		D-15	23-56	Strawn (Cap't) House
		D-17	23-57	Falling Green
		F-15	23-58	Jones (Gustavus) Farm & Cemetery
		D-14	23-59	Locust Hill



b. Where the Planning Board determines that the historic resource in all likelihood will be included in the Master Plan for Historic Preservation, the Planning Board shall initiate an amendment to the Master Plan for Historic Preservation pursuant to the provisions of Article 66D, Annotated Code of Maryland.

1. In the event that said amendment is adopted and the historic resource is placed on the Master Plan for Historic Preservation as an Historic Site, or an historic resource within an Historic district, the Director shall give written notice to all persons with any right, title, or interest in the subject property of the conditions of deterioration and shall specify the items of repair or maintenance necessary to stabilize the condition of the historic resource and prevent further deterioration.

2. Said notice shall provide that said stabilization work shall commence within thirty (30) days of receipt of the notice and shall be completed within a reasonable time thereafter.

3. In the event that stabilization action is not instituted within the time allotted, or not completed within a reasonable time thereafter, the Director may institute, perform and complete the necessary stabilization work and the expenses incurred by the Director for such work, labor or materials shall be a lien against the property, and draw interest at the highest legal rate, the amount to be amortized over a period of ten (10) years subject to a public sale if there is a default in payment.

#### 24A-10. Moratorium on Alteration or Demolition

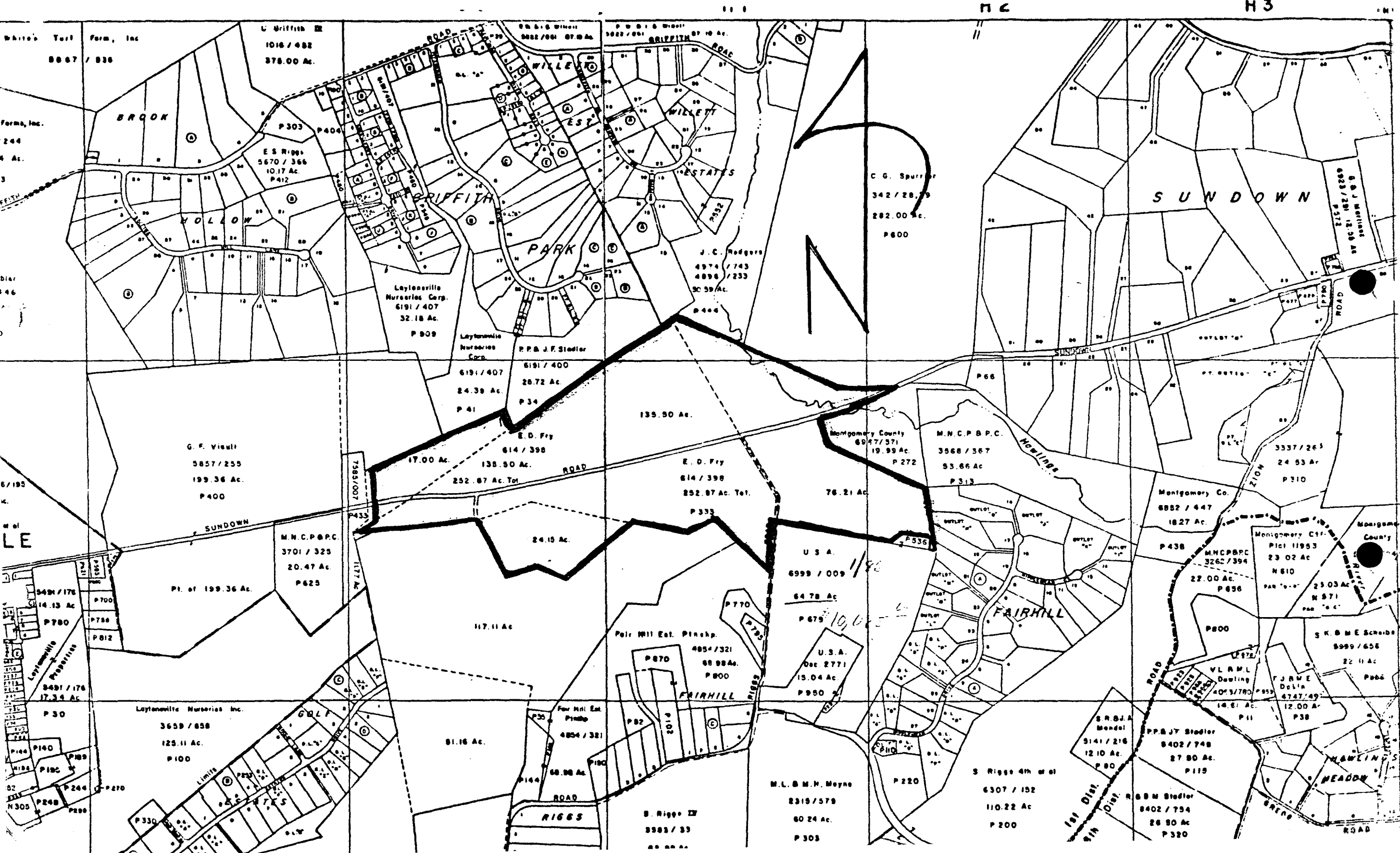
(a) Application for Permits for Historic Resources on Locational Atlas. Any applicant for a permit to demolish or substantially alter the exterior features of any historic resource which is listed in the "Locational Atlas and Index of Historic Sites in Montgomery County, Maryland," or the microfilmed addenda to said Atlas, published by the Maryland-National Capital Park and Planning Commission, but which is not designated as an Historic Site or Historic District on the Master Plan for Historic Preservation shall be required to disclose said fact on the application.

(b) Referral to the Planning Board. Upon receipt of said application, the Director shall promptly forward the same to the Planning Board to make a finding, after a public hearing, as to the significance of the historic resource and to determine whether in its opinion, after due consideration has been given to the recommendations of the Commission, it will be designated as an Historic Site, or an historic resource within an Historic District, listed in the Master Plan for Historic Preservation.

(c) Determination by the Planning Board.

(1) Where the Planning Board determines that the historic resource will not be included in the Master Plan for Historic Preservation, the Director shall forthwith issue the permit.

(2) Where the Planning Board determines that the historic resource in all likelihood will be included in the Master Plan for Historic Preservation, the Director shall withhold issuance of the permit once for a maximum period of SIX (6) months from the date of the Director's decision or until the historic resource is designated an Historic Site or an historic resource within an Historic District, at which time the application shall be governed by the procedures established in Section 24A-7.



Walter's Tool Farm, Inc.  
8867 / 836

U Griffith III  
1016 / 482  
378.00 Ac.

Forma, Inc.  
244  
4 Ac.

BROOK

P303 P404  
E S Riggs  
5670 / 366  
10.17 Ac.  
P412

WILLET

WILLET

YOLLOW

RIFFLE

PARK

ESTATES

Laytonville Nurseries Corp.  
6191 / 407  
32.18 Ac.  
P 909

Laytonville Nurseries Corp.  
6191 / 407  
26.72 Ac.  
P 34

J. C. Rodgers  
4974 / 743  
4898 / 233  
30.59 Ac.  
P 444

C. G. Sperry  
342 / 28, 29  
282.00 Ac.  
P 600

SUNDOWN

G. F. Viculi  
5857 / 255  
199.36 Ac.  
P 400

788A/007  
1177 Ac.

E. D. Fry  
614 / 398  
17.00 Ac.  
138.50 Ac.  
252.87 Ac. Tot.

135.50 Ac.

E. D. Fry  
614 / 398  
252.87 Ac. Tot.  
P 333

Montgomery County  
6947 / 571  
19.99 Ac.  
P 272

M.N.C.P.B.C.  
3568 / 367  
53.66 Ac.  
P 313

Montgomery Co.  
6882 / 447  
1827 Ac.  
P 438

SUNDOWN

M.N.C.P.B.C.  
3701 / 325  
20.47 Ac.  
P 625

24.10 Ac.

U.S.A.  
6999 / 009  
64.78 Ac.  
P 679  
10, 0, 5  
U.S.A.  
Dec 2771  
15.04 Ac.  
P 950

FAIRHILL

Montgomery Co.  
Picl 11953  
23.02 Ac.  
N 810  
25.03 Ac.  
N 871

LE

3491 / 176  
14.13 Ac.  
P 780  
P 781  
P 812

Pt. of 199.36 Ac.

117.11 Ac.

Pair Hill Est. Pinshp.  
485 / 321  
68.98 Ac.  
P 870  
P 871  
P 872  
P 873  
P 874  
P 875  
P 876  
P 877  
P 878  
P 879  
P 880  
P 881  
P 882  
P 883  
P 884  
P 885  
P 886  
P 887  
P 888  
P 889  
P 890  
P 891  
P 892  
P 893  
P 894  
P 895  
P 896  
P 897  
P 898  
P 899  
P 900

FAIRHILL

M.L.B.M.H. Mayo  
2315 / 579  
60.24 Ac.  
P 303

S Riggs 4th et al  
6307 / 152  
110.22 Ac.  
P 200

P.P.B.J.T. Stedler  
8402 / 748  
27.90 Ac.  
P 119

R.B.M. Stedler  
8402 / 754  
26.80 Ac.  
P 320

S.K.B.M.E. Scheibe  
9999 / 656  
22.11 Ac.  
P 666

MEADOW

V.L.R.M.L. Dawling  
4053 / 780  
14.61 Ac.  
P 111

J.R.M.E. Dolin  
8747 / 49  
12.00 Ac.  
P 38

MEADOWS

S.R.B.J.A. Mendel  
3141 / 216  
12.10 Ac.  
P 80

MEADOWS

1st Dist.  
2nd Dist.

MEADOWS

ROAD

MEADOWS



