

## APPENDIX 12: HISTORIC PRESERVATION ELEMENTS

### Historic Preservation, Planning Department, 2008

#### Objective

The intent of the County's preservation program is 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. It serves to highlight the values that are important in maintaining the individual character of the County and its communities.

#### Summary

Historic resources within the boundaries of this Germantown Plan were designated in 1989 in the Approved and Adopted Germantown Master Plan. Other historic resources in the Germantown Planning Area were designated in the following documents:

- the December 2008 *Amendment to the Historic Preservation Master Plan*;
- Individual Historic Resources in the 1989 Germantown Master Plan; and
- the 1979 *Master Plan for Historic Preservation*.

As a result of these master plan processes, a total of 15 individual sites and one historic district have been designated on the *Master Plan for Historic Preservation*.

Table 1 (below) provides a summary of Germantown's historic resources and Map 1 (opposite) gives the general location of these properties. This section contains a description and a photograph or map of each master plan site, organized chronologically by date of construction. The section also includes an explanation of the historic preservation designation process and the effects of historic site designation.

#### Montgomery County Historic Preservation Program

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. Placement on the *Master Plan for Historic Preservation* officially designates a property as a historic site or historic district and subjects it to further procedural requirements of the ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting, and enhancing the County's historic and architectural heritage for the benefit of present and future generations. The accompanying challenge is to weave protection of this heritage into the County's planning program 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:

- Has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- Is the site of a significant historic event;

- Is identified with a person or a group of persons who influenced society; or
- Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- Embodies the distinctive characteristics of a type, period, or method of construction;
- Represents the work of a master;
- Possesses high artistic values;
- Represents a significant and distinguishable entity whose components may lack individual distinction; or
- Represents an established and familiar visual feature of the neighborhood, Community, or County due to its singular physical characteristic or landscape.

## Implementing the Master Plan for Historic Preservation

Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the County's Historic Preservation Ordinance, Chapter 24A. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission (HPC) and a historic area work permit issued under the provisions of the 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.

Designating 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 that 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 a historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for public or private property must be issued prior to altering a 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. 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 Permitting Services and the 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 HPC 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.

Table 1: Germantown Historic Resources Historic Sites Designated on the *Master Plan for Historic Preservation*

Resource #	Resource Name	Address	Date
18/44	Little Seneca Viaduct	Wisteria Drive Vicinity, Germantown	c1865; 1873; 1896
19/1	Pleasant Fields/Basil Waters House	21200 Waters Road/Milestone Manor Lane	c1790;1890
19/3	William Waters Jr. House Site	Between 20511 & 20553 Shadyside Way	c1785
19/5	Neelsville Presbyterian Church	20701 Frederick Road	1877
19/10	Waring Viaduct	B&O tracks at Great Seneca Creek	1906
19/11	Waring-Crawford Farm	19212 Forest Brook Road	c1850; c1885
19/13	Germantown Historic District	Liberty Mill Road & B&O Railroad Vicinity	c1878+
19/13-1	Madeline V. Waters House	12900 Wisteria Drive	1899-1902
19/13-5	Pumphrey-Mateney House	19401 Walter Johnson Road	c1883
19/13-6	Upton Bowman House	19219 Liberty Mill Road	c1901
19/13-7	Wallich-Heimer House	19120 Mateny Road	1913
19/19	Grusendorf Log House	Seneca State Park near Visitor Center	c1841
19/21	Clopper Mill Ruins	Seneca State Park near Clopper Road-Waring Station Road	c1795;1834
19/27	John H. Gassaway	17200 Riffle Ford Road	c1815; c1840; 1904
19/33	Cider Barrel	20410 Frederick Road	1926
19/40	Stone Culverts & Railroad Bed	Harvest Glen Way Vicinity	c1873

## GERMANTOWN HISTORIC SITES

### 19/13 Germantown Historic District

(c1878+)

Vicinity of Liberty Mill Road, B&O Railroad, and Mateny Hill Road

German farmers settled the Germantown area in the early 1800s. The initial Germantown settlement clustered around the intersection of Clopper and Liberty Mill Roads. After the introduction of the Metropolitan Branch of the B&O Railroad, the community known as Germantown Station grew about one mile north of the original crossroads community. Present-day Liberty Mill and Walter Johnson Roads were the original Germantown Road. The railroad enabled farmers to ship their produce, grain, and milk to Washington, as well as receive fertilizers to enrich the soil for larger yields.

*Germantown Station*, built in 1891, replaced an earlier small railroad station located there in 1878. The frame structure was rebuilt, following a 1978 fire, and serves modern-day commuters traveling to jobs downcounty and in Washington, D.C. (photo, far right). The original single track at Germantown once

required two telegraph operators to control the switches to double tracks south of town.

The Germantown community became the center of commercial activity when the Bowman Brothers built a new steam-driven flour and corn mill next to the new railroad depot, making obsolete the earlier water-driven mills in the area. *Bowman Brothers' Liberty Mill* was built in 1888 at the south side of Liberty Mill Road along the railroad tracks. The wooden flour mill burned in 1914, but was rebuilt and modernized in 1916 with six huge silos. In 1918 Augustus Selby and his four partners bought the mill, and operated it until 1963. A grain elevator and grain dryer were part of the operation in the 1920s and 30s, but burned in 1972 after the mill had closed. Still standing is a

grain scale housed in a small metal shed on Mateny Hill Road, southwest of Blunt Avenue.

Germantown's commercial district grew along Mateny Hill Road between the train station and Liberty Mill Road. In the late 1800s and early 1900s, Germantown had two general stores, a post office, three churches, a bank, doctor's office, barber shop, and school. The *Germantown Bank* (1922)(below, left), 19330 Mateny Hill Road, was funded through sale of shares to residents who wanted to cash their mill paychecks without being charged 15 cents that the General Store demanded for the service. This one-and-a half story brick building has a simple classical facade, and iron bars on its triple windows. At the



southern corner of Blunt Avenue and Mateny Hill Road, a small, board and batten shop with a gable roof, was used at various times as a harness shop, barber shop and post office before it was converted into a house. Numerous other service businesses in this vicinity included a feed store, several warehouses, and a stockyard.

The houses built within this period have strong uniformity and similar architectural details in the simple rural tradition of 19th century Maryland. The homes were built for mill and railroad employees as well as shopkeepers and ministers. Many houses in the historic district still have dependencies such as stables, wash houses, and smokehouses; some with louvered cupolas, contrasting trim, or other architectural details. The generous front and side yards allowed for family gatherings, gardens, and perhaps a few animals, while shade trees and porches helped residents escape the heat of summer. One of the oldest houses in the district is the c1870 *Harris-Allnutt House*, 19390 Mateny Mill Road, which was originally the home of R. E. and Alice Harris who ran a store here. The *Anderson-Johnson House* (1898), 19310 Mateny Mill Road, was first the home of a railroad agent and later Germantown's postmaster. *Rev. Rayfield House* (c1890s), 9215 Blunt Avenue, was the residence of the Baptist Church minister. The homes of influential community leaders (e.g. mill owners, banker, store owners) lined Old Germantown Road on large

parcels of land. Bank President A. H. Baker lived in a large estate on Liberty Mill Road where Liberty Heights is now located.

Bowman Brother's or Liberty Mill was at one time the second largest mill in the state. In the 1950s, dairy products replaced grain as the state's primary agricultural output, leading to a decline in the milling business. Popularity of the automobile enabled residents to shop in more distant shopping centers, people became less dependent on the railroad, and growth of the county's population turned cornfields into cul-de-sacs. Commercial businesses are now concentrated closer to I-270. The Germantown Historic District, designated in 1989, preserves the heritage of Germantown as a flourishing farming and mill community, while continuing to focus on the B&O Station as a center for today's MARC train commuters.





## Individual Sites (listed chronologically)

### 19/1 Pleasant Fields/Basil Waters House

(c1790s-early 1800s;1890s)

21200 Waters Road/Milestone Manor Lane  
(photo below, left)

The Waters family inhabited Pleasant Fields for more than a century. About 1790, Basil Waters established a large tobacco plantation, supported by as many as 22 slaves. The brick sections (center and left) are the earliest, dating from the late 1700s or early 1800s. In the late 1800s, Basil's nephew, Dr. William A. Waters, a general practitioner, had a doctor's office in the house. The house gained its present Italianate appearance under ownership of Charles Waters,

son of William. Charles built or expanded the frame section (right) and compatibly redesigned the existing house. The new large central hall was outfitted with an elegant curved staircase. Charles Waters was a successful breeder of racehorses, one of whom set the east coast trotting record (1898). The property, which remained in the Waters family until 1932, includes a bank barn and double corncrib. A small Waters family burial plot is on Hawk's Nest Lane. The restored house and barn, owned by M-NCPPC, are scheduled to be open for community events, run in part by the Montgomery County Historical Society.



### 19/3 William Waters Jr. House Site

(Late 1700s-Early 1800s)

Demolished Resource—Site Between 20511 & 20553 Shadyside Way  
(drawing below, right)

A designated historic site since 1979, the William Waters House no longer stands. The five-bay dwelling was one of the earliest substantial brick residences in the Germantown area. The one-room deep, center-passage house featured recessed 9/6 sash windows with jack arches, a round-arched doorframe with keystone and cornerblocks, and fanlight transom. According to tradition, William Waters, Jr. (1751-1817) built the house after acquiring the property from his father in 1785. William was the brother of Basil Waters who built Pleasant Fields. In the late 1800s, the house was updated with a Gothic-inspired center cross gable, a pointed-arch window and shingle



siding. The property, also known as the Horace Waters House, remained in the family until 1962. The foundations of the house have been preserved in the Waters Landing Park.

**19/21 Clopper Mill Ruins** (c1795; 1834)

Clopper Road at Waring Station Road  
(photo, below left)

Located within Seneca Creek State Park, the Clopper Mill Ruins are remnants of the extensive property of Francis C. Clopper, influential businessman in Montgomery County in the mid-1800s. A prosperous owner of a woolen factory and mills, Clopper was a principle backer of the Metropolitan Branch in the 1850s, and was instrumental in persuading the B&O to take over construction of the railroad branch after the original company failed. Clopper donated land both for a nearby railroad station, named in his honor, and for St. Rose of Lima Catholic Church. Clopper's mansion, known as Woodlands, was located near the Visitors Center at Seneca Creek State Park.



These ruins are significant as one of the few remaining distinguishable mills in the county, representing an industry once essential to economic development. Nicholas Sibert built the original mill on this site in the 1770s. About 1795, Zachariah MacCubbin rebuilt the mill, constructing a two-level stone structure. Clopper renovated and expanded the mill in 1834, adding a third story of bricks made at a manufactory on his estate. A stone in the mill's gable read "F C C 1834." An undershot water wheel used water from the Great Seneca Creek to turn the millstone. Business at the mill declined after the steam-

powered Bowman Brothers Mill opened in 1888, in Germantown. Clopper's Mill was heavily damaged by fire in 1947. The ruins consist of stone and brick walls with no roof. Local fieldstone on the basement and first floor levels has corner quoins and heavy stone lintels.

**19/11 Waring-Crawford Farm**

(Log section: Mid 1800s; Enlarged Late 19<sup>th</sup> Century - Early 20<sup>th</sup> Century)

19212 Forest Brook Road

(photo, below right)





This distinctive log and frame residence represents an evolution of construction materials. The original log house is a two-story side gable structure, which had two rooms on each level. The Waring family (or Warring) probably built the log dwelling. From the heirs of John P. Waring, George Leslie Crawford, in 1881, bought the 214-acre farm with a two-story house and log outbuildings. A wheat and dairy farmer, Crawford expanded the house with a hipped-roof polygonal front ell, with a fanciful turret over the front entry. After George's death in 1925, his descendants continued to run the farm. Besides the house, only a smokehouse remains of the farmstead that once included a bank barn, double corncrib, slave quarters, and a detached kitchen. The main house was built to face the original Waring Station Road, which ran from Clopper Road to Frederick Road but was redirected with construction of I-270.

### 19/27 John H. Gassaway Farm

(Early 19<sup>th</sup> Century; c1904)

17200 Riffle Ford Road

(photo right)

This novel frame residence, home of a prosperous farmer and merchant, shows the late acceptance of Romantic Revival architecture found 20-30 years earlier in less remote parts of the Eastern Seaboard. John Hanson Gassaway (1829-1911) was president of the Montgomery County Agricultural Society in the late 1870s and early

1880s, and was railroad agent at Germantown Station where he operated a fertilizer and grain store in Germantown Station. This H-shaped house was built in three main sections. The original part is the south section (left), oriented toward Seneca Creek. John Gassaway's father is believed to have built in the early 1800s the steeply pitched roof house. Wallpaper bears the date of 1815. The center section was built about 1840. About 1904, John Gassaway reoriented the house when he built the north section, with front porch facing north toward Riffle Ford Road.

The elaborately detailed north section of the house incorporates both Gothic Revival and Italianate elements. The north center cross gable and looped bargeboard in all main gables are Gothic Revival in nature, while bracketed door hood, scrolled porch bracket pairs, and window treatments are Italianate. First and second level windows have prominent cornices and footed sills, and attic windows are round-arched lunettes. Rare in the county are cast-iron panels connecting wooden post

pairs. Typical of higher style Montgomery County houses of this era (late 1800s-early 1900s), the first level windows allow access to the front porch, in this case with jib-door panels.

The older section was made compatible with the 1904 section, updated with looped bargeboard and 2/2 sash windows. Front parlor mantels of dark green marble were stolen by vandals. Electricity was first installed in 1948, replacing gas lighting. The farmstead includes a log smokehouse with vertical plank siding, corncrib, and a wind pump. The Maryland Historical Trust holds interior and exterior easements on the property.





### 19/19 Grusendorf Log House (Mid-1800s)

Seneca Creek State Park

(below, left)

The Grusendorf Log House was originally located on Clopper Road near Great Seneca Highway. The house represents a wave of German immigrants who settled in Montgomery County in the mid 1800s. Frantz and Hanna Grusendorf, natives of Germany, were among the first to settle in Germantown, buying the property in 1841. Frantz Grusendorf was a stonemason who helped build many Germantown area houses, and Hanna was a midwife. The house, which remained in the Grusendorf family for nearly a century, was moved two miles to Seneca Creek State Park in 1989 to protect it from development.



### 19/40 Stone Culverts and Railroad Bed

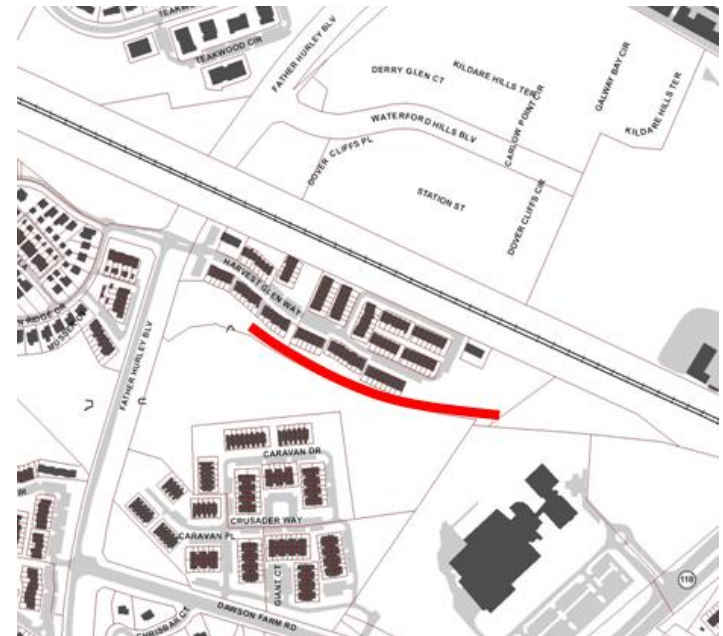
(c1865-73)

Harvest Glen Way Vicinity

(photo, above right; environmental setting, below right)

This resource reflects the history and technology of the B&O Railroad.

The abandoned railroad bed was the original alignment of the railroad and was in use from 1873 until 1927, when it was double tracked and straightened. The resource includes two stone culverts of granite and Black Rock stone that carried water tributaries under the tracks. The northwest culvert was relocated and reconstructed for the construction of a stormwater management pond. Salvaged stones not used in the reconstruction are in storage will be used at the new Darnestown Heritage Park, and more are available for the Germantown Town Center.

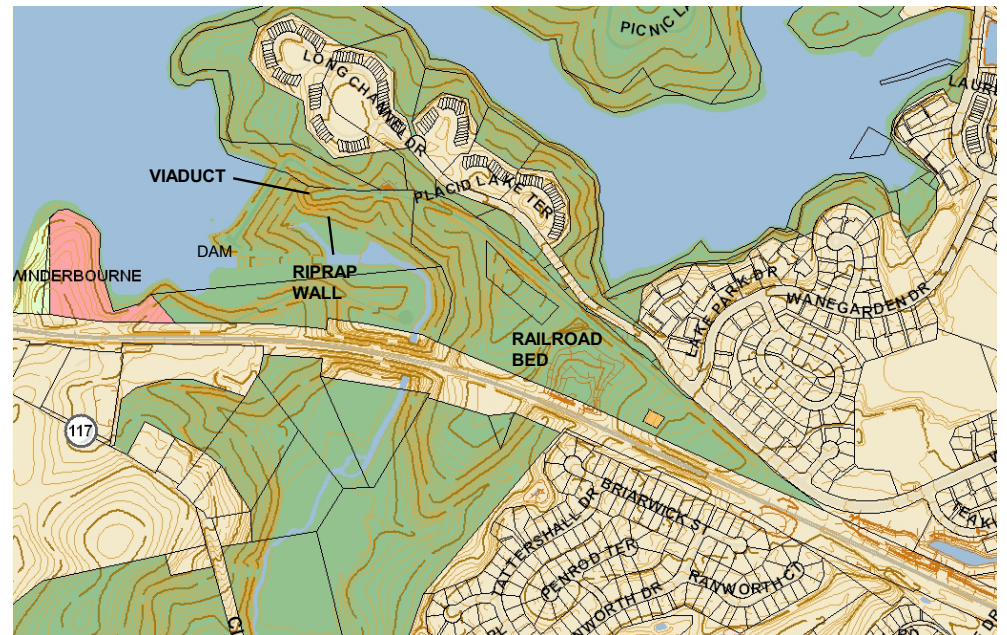




(photo, right; environmental setting, below)

A wooden trestle bridge predated the metal viaduct. A stone riprap wall located on the east bank of Little Seneca Creek was constructed for this first bridge. The resource includes a section of

A photograph of a stone wall in a wooded area with autumn foliage. Two people are standing near the wall in the background.





### **19/5 Neelsville Presbyterian Church (1877)**

20701 Frederick Road

(photo, right)

The congregation of the Neelsville Church played an important role in the development of Presbyterianism in Montgomery County. Conservative Presbyterians organized in 1845, and soon built a log church, south of the present church. The present Gothic Revival church dates from 1877. Typical of the style are pointed-arch windows, which have stained glass panes, a king post truss embellishing the front gable, and wooden buttresses, on each facade. The frame church, which faces west, has a patterned slate shingle roof and brick foundation. An entry vestibule and a neon cross in the gable peak were added in the 1930s. A north wing, completed in 1933 to provide a meeting room, is compatible in massing and also has wooden buttresses. A large cemetery lies behind the church, to the east. The congregation, which now holds services in a 1975 brick church to the north, has restored the historic church, which is used for Sunday School classes and community meetings.



**19/13-5 Pumphrey-Mateney House (c1883)**

19401 Walter Johnson Road

(photo, above right)

After purchasing this property in 1883, Robert H. Pumphrey lived here where he ran a store until a separate building was built next door (no longer standing) in the early 1900s. Judging by the asymmetrical five-bay side elevation and by the older nature of the stone foundation, Pumphrey may have substantially rebuilt and/or added onto an earlier structure to create the building seen today. Typical details of the 1880s era include decorative Gothic Revival-influenced trusswork in the gables, window cornices and footed sills, and round-arched third-level windows. Robert's daughter and husband, Henry "Mac" Mateney (ma TEE nee), resided here in the early and mid 1900s.

time dwelling of Madeline Waters, daughter of Horace. The residence was the most elaborate house in Germantown, featuring a three-story projecting pavilion with palladian windows, a broad hipped roof with dormers, cornice with dentil molding, and pedimented wrap-around porch with classical columns.



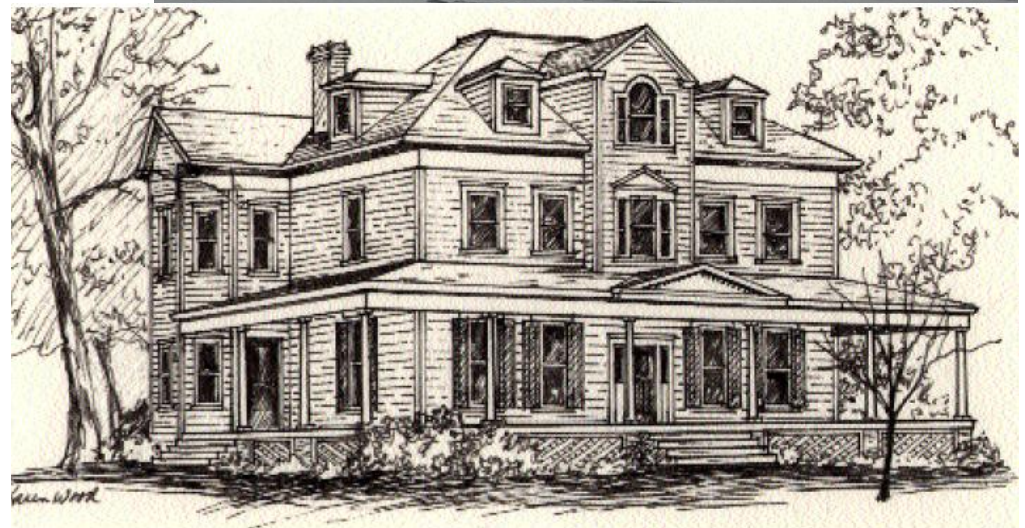
**19/13-1 Madeline V. Waters House**

(1899-1902)

Demolished Resource—Site at 12900 Wisteria Drive

(drawing, below right)

A linear park along Wisteria Drive, at Rt. 118, commemorates the Madeline Waters House that was destroyed by arson in 1986. Built in 1899-1902, this roomy frame Colonial Revival house belonged to the owner of Germantown's general store, Horace D. Waters. His stepson Lloyd Dorsey built the house, which was the long-







### 19/13-6 Upton Bowman House

(c1901) 19219 Liberty Mill Road  
(photo, upper left)

Located near the Germantown Historic District, this frame residence was the home of Upton Bowman, who helped establish the Bowman Brothers' Mill, later known as Liberty Mill. In 1888, Upton and his brothers Charles and Eldridge opened the steam-powered gristmill, which flourished with its location adjacent to the railroad station. The success of the milling operation led to an

economic boom in the Germantown community and the obsolescence of local water-powered mills. The Upton Bowman House was probably built about 1901 when the family purchased the property. The frame house, now covered with stucco, has decorative bargeboards with cross bracing, a two-story polygonal bay on the east side, and a wraparound porch.

### 19/10 Waring Viaduct (1906)

B&O tracks at Great Seneca Creek  
(photo, lower left)

Located about 1,000 feet east of Waring Station Road, this stone viaduct was built to carry the Metropolitan Branch of the B&O Railroad over the Great Seneca Creek. It was the product of a massive modernization campaign of Pennsylvania Railroad's Leonor Loree when he took charge of the B&O in 1901. For its first 30 years of operation, the railroad crossed the waterway on a wooden trestle bridge that was dangerous and expensive to maintain. The stone viaduct was erected in 1906 when the railroad line between Gaithersburg and Germantown was straightened and a second track installed. The massive stonework of the Waring Viaduct, and its larger twin over the Little Monocacy, are uncommon on B&O lines yet more typically found on the Pennsylvania Railroad, evidence of Loree's influence. The 350 foot-long, three-arch viaduct of roughly dressed granite supports the tracks that are about 70 feet above the Great Seneca Creek. Early trains stopped at Waring Station to pick up passengers and freight, and to take on water pumped up from Seneca Creek via a hydraulic ram.



**19/13-7 Wallich-Heimer House (1913)**

19120 Mateny Road

(photo, upper right)

John Wallich, a local carpenter, built this frame house for his own residence, in 1913. A well-preserved Colonial Revival house typical of the late 1800s and early 1900s, the dwelling has a second story corner turret with polygonal hipped roof. The full-width porch has a pedimented entrance and Doric columns. The house has clapboard siding on the first level and shingle siding on the second and attic levels. The residence is named in part for Glenn and Midge Heimer who lived here from 1959-1981.

**19/33 Cider Barrel (1926)**

20410 Frederick Road

(photo, lower right)

The Cider Barrel is a well-loved local landmark and a distinctive example of roadside architecture. Andrew Baker built the structure in 1926 as a retail outlet for his cider and fresh apples. The Cider Barrel first became a favorite place for refreshment in the early days of automobile tourism. Baker was a prominent Germantown entrepreneur who spearheaded the move to build the Germantown Bank (1922) and served as one of its first trustees. Baker owned a large house and farm on Liberty Mill Road (near Liberty Heights Court) with an apple orchard next to the

Germantown Elementary School (north side).

Residents recalled autumns when dozens of farmers with 4-horse team wagons loaded with apples were waiting in line at the cider press located behind Baker's house. The Cider Barrel provided the retail outlet for both the cider and for Baker's own fresh apples.

The barrel is actually a partial cylinder applied to the front of a one-story front-gable building. A bracketed hood shelters an inset counter opening in the barrel facade. Horizontal stripes capping the head and base of the barrel lend a Streamline Moderne effect accentuated by an adjacent curved c1931 apple stand hidden behind a sliding door.

**The Atomic Energy Commission Building (1958)**

19901 Germantown Road

This resource has not been designated on the Master Plan for Historic Preservation. The Maryland Historical Trust has determined this resource is eligible for listing on the National Register of Historic Places.

