

Historic Resources

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

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

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

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;

- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

Implementation

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

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that,

from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to revise 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 (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). Further-

more, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

Germantown's Historic Resources (Figure 42 and Table 23)

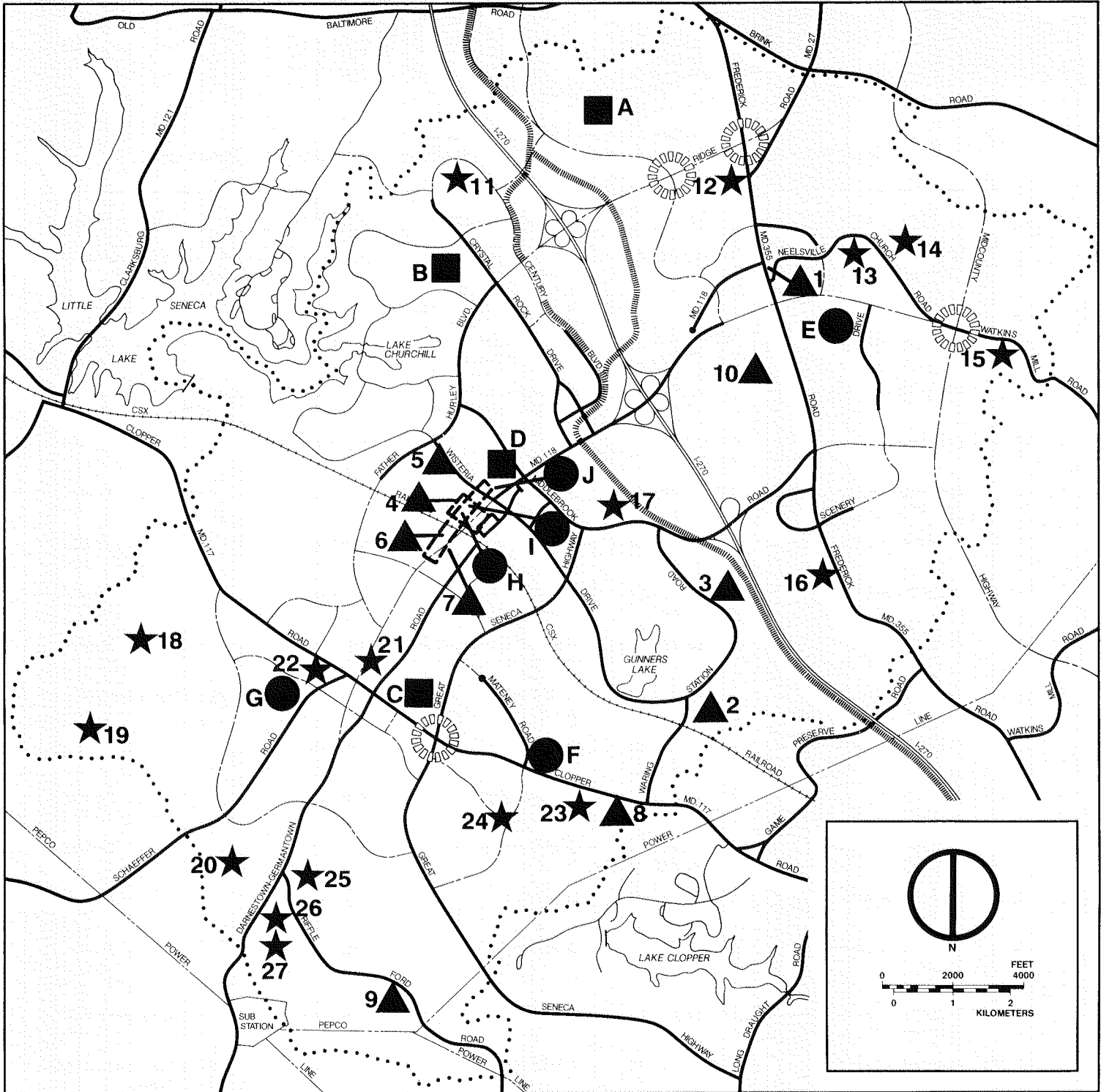
Table 24 lists all historic resources within the Germantown Planning Area. The ten resources with positive recommendations are now included in the *Master Plan for Historic Preservation*. This table highlights each site's name, address, physical condition, HPC recommendations, and whether the Plan recommends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

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

20th Century Historic Sites

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

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



Historic Resources

<p>■ These sites were previously placed on the Master Plan for Historic Preservation:</p>		
A	Waters (Dr. William A.) House	19/1 (1979)
B	Waters (Brick) House	19/3 (1979)
C	Dunn Log House(Grusendorf)	19/19 (1979)
D	Madeline V. Waters House	19/13-1 (1985)
<p>● These sites were previously deleted from the Locational Atlas:</p>		
E	Ward (E.G.) Log House	19/8
F	Musser Barn and Cemetery	19/20
G	Snyder/King Barn	19/18
H	Liberty Milling Co. Silos	19/13-3
I	Pumphrey's Store	19/13-2
J	Germantown Bungalows	19/13-4
<p>▲ As part of this plan, these sites have been added to the Master Plan for Historic Preservation:</p>		
1	Neelsville Presbyterian Church	19/5
2	Waring Viaduct	19/10
3	Waring/Crawford Farm	19/11
4	Germantown Historic District	19/13
5	Pumphrey/Matney House	19/13-5
6	Upton Bowman House	19/13-6
7	Wallich/Heimer House	19/13-7
8	Clopper's Mill Ruins	19/21
9	Gassaway(John H.) Farm	19/27
10	Cider Barrel	19/33
<p>★ As part of this plan, these sites have been deleted from the Locational Atlas:</p>		
11	Waters Log House	19/2
12	Londonderry	19/4
13	Trundle Farmhouse	19/6-1
14	Briggs Farmhouse	19/6-2
15	Watkins Mill Site	19/7
16	Ricketts Cemetery	19/9
17	Log Cabin/Middlebrook Road	19/12
18	Henry Musser Farm	19/14
19	Richter House	19/15
20	Richter/King Farm	19/16
21	Old Germantown Historic District	19/17
22	Leaman Farmhouse	19/17-1
23	Strider Log Meathouse	19/22
24	Cromwell (William) House	19/23
25	Snyder/King Barn (2)	19/24
26	Germantown Baptist Ch. and Cem.	19/25
27	C.T. Leaman House	19/26

 **Comprehensive Amendment to the Master Plan for Germantown**
 Montgomery County, Maryland
 The Maryland-National Capital Park and Planning Commission

TABLE 23

GERMANTOWN'S HISTORIC RESOURCES

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

Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation*
19/1	Waters (Dr. Wm.A.) House (Pleasant Fields)	21200 Waters Road	Occupied Residence Bank barn-poor condition House-good condition Exterior work being done.	Included on Master Plan for Historic Preservation in 9/79	
19/2	Waters Log House	Waters Road (near I-270)	Ruins - only end chimneys remaining	Negative	Negative
19/3	Waters House (brick)	Waters Landing	Existing Foundation; Commemorative Park	Included on Master Plan for Historic Preservation in 1979	
19/4	Londonderry	21100 Frederick Road	Fair Condition/ Altered/Moved	Negative	Negative
19/5	Neelsville Presbyterian Church	20701 Frederick Road	Good	Positive	Positive
19/6-1	Trundle Farmhouse	11200 Neelsville Church Road	Good Condition/ Altered	Negative	Negative
19/6-2	Briggs Farmhouse	11301 Neelsville Church Road	Good Condition/ Altered	Negative	Negative
19/7	Watkins Mill Site	Watkins Mill Road	Mill building burned down; frame house	Negative	Negative
19/8	Ward (E.G.) Log House	MD 355	Good Condition Barn: Good Condition	Removed from Locational Atlas 1/84	
19/9	Cemetery (Rickett's)	End of Rambling Road	Overgrown	Negative	Negative
19/10	Waring Viaduct	Waring Station Road & B&O Railroad	Excellent Condition	Positive	Positive
19/11	Waring/Crawford Farm	19100 Waring Station Road	Good Condition	Positive	Positive
19/12	Log Cabin/Middlebrook Road	Middlebrook Road	Demolished	Negative	Negative
19/13	Germantown Historic District	Mateney Road, west of railroad tracks	Good Condition	Positive	Positive
19/13-1	Madeline V. Waters House	19500 MD 118	House burned down	Included in Master Plan for Historic Preservation in 5/85	
19/13-2	Pumphrey's Store	19401A MD 118	Poor Condition	Removed from the Locational Atlas by action of the the Planning Board (1/9/86).	
19/13-3	Liberty Milling Co. Silos	MD 118 and Mateney Road	Demolished	Silos removed from the Locational Atlas by action of the Planning Board (2/6/86). The land remains within the Germantown Historic District (#19/13).	
19/13-4	Germantown Bungalows	19441, 19445, 19449, 19501 and 19511, MD 118	Demolished	Removed from the Locational Atlas by action of the Planning Board (2/13/86).	
19/13-5	Pumphrey/Mateney House	19401 Germantown Road		Poor Condition	Positive
19/13-6	Upton Bowman House	19219 Germantown Road		Good Condition	Positive
19/13-7	Wallich/Heimer House	19120 Mateney Road	Good Condition	Positive	Positive

TABLE 23 (Cont'd.)

Site #	Site Name	Address	Physical Condition	HPC Recommendation	Plan Recommendation
19/14	Hoyle Farm/Log Cabin aka Henry Musser Farmhouse	14615 Hoyles Mill Road	Fair Condition/ Altered	Positive	Negative
19/15	Richter Farm House	15000 Hoyles Mill Road	Good Condition	Negative	Negative
19/16	Richter/King Farm	14210 Schaeffer Road	House: Demolished; Barn: Poor Condition	Negative	Negative
19/17	Germantown (Old) District	Intersection of Germantown & Clopper Roads	Altered	Negative	Negative
19/17-1	Leaman Farmhouse	13820 Clopper Road	Good Condition	Positive	Negative
19/18	Snyder/King Barn #1	MD 118, South of Clopper Road	Ruins	Removed from Locational Atlas 1/84	
19/19	Grusendorf Log House	13315 Clopper Road	Attached non-historic build- ing burned; log house fair condition; Roof collapsed - needs stabilizing	Included on Master Plan for Historic Preservation in 2/81	
19/20	Musser Barn & Cemetery	12811 Clopper Road	---	Removed from Locational Atlas 1/84	
19/21	Clopper's Mill Ruins	Clopper Road at Great Seneca Creek	Ruins	Positive	Positive
19/22	Strider Log Meathouse	Clopper Rd. (Seneca State Park Office)	Gone	Negative	Negative
19/23	Cromwell (Wm.) House	"Williams Range" off MD 118 in 18100 block	Poor Condition	Negative	Negative
19/24	Snyder/King Barn #2	MD 118 & Riffle- ford Road	Demolished	Negative	Negative
19/25	Germantown Baptist Church and Cemetery	17710 Riffleford Road	New building	Negative	Negative
19/26	Leaman (C.T.) House	17600 Riffleford Road	Excellent Condition	Negative	Negative
19/27	Gassaway (John H.) Farm	17200 Riffleford Road	Good Condition	Positive	Positive
19/33	Cider Barrel	20410 Frederick Road	Good Condition	Positive	Positive

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