
HISTORIC RESOURCES

INTRODUCTION

This chapter describes 1) historic sites in Aspen Hill which are currently designated on the *Master Plan for Historic Preservation*, 2) those historic resources currently on the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland* and 3) others of potential historic interest in the planning area which are to be evaluated for placement on the *Atlas* and, ultimately, the *Master Plan*. Some resources recommended for evaluation by the Aspen Hill community were not recommended by the Historic Preservation Commission or the Planning Board for placement on the *Locational Atlas*. These are listed in Appendix E in this Plan. Table 6 summarizes the status of Aspen Hill historic resources and Figure 45 gives the general location of these properties. Further explanation of the historic preservation designation criteria and the effects of historic site designation conclude the chapter.

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.

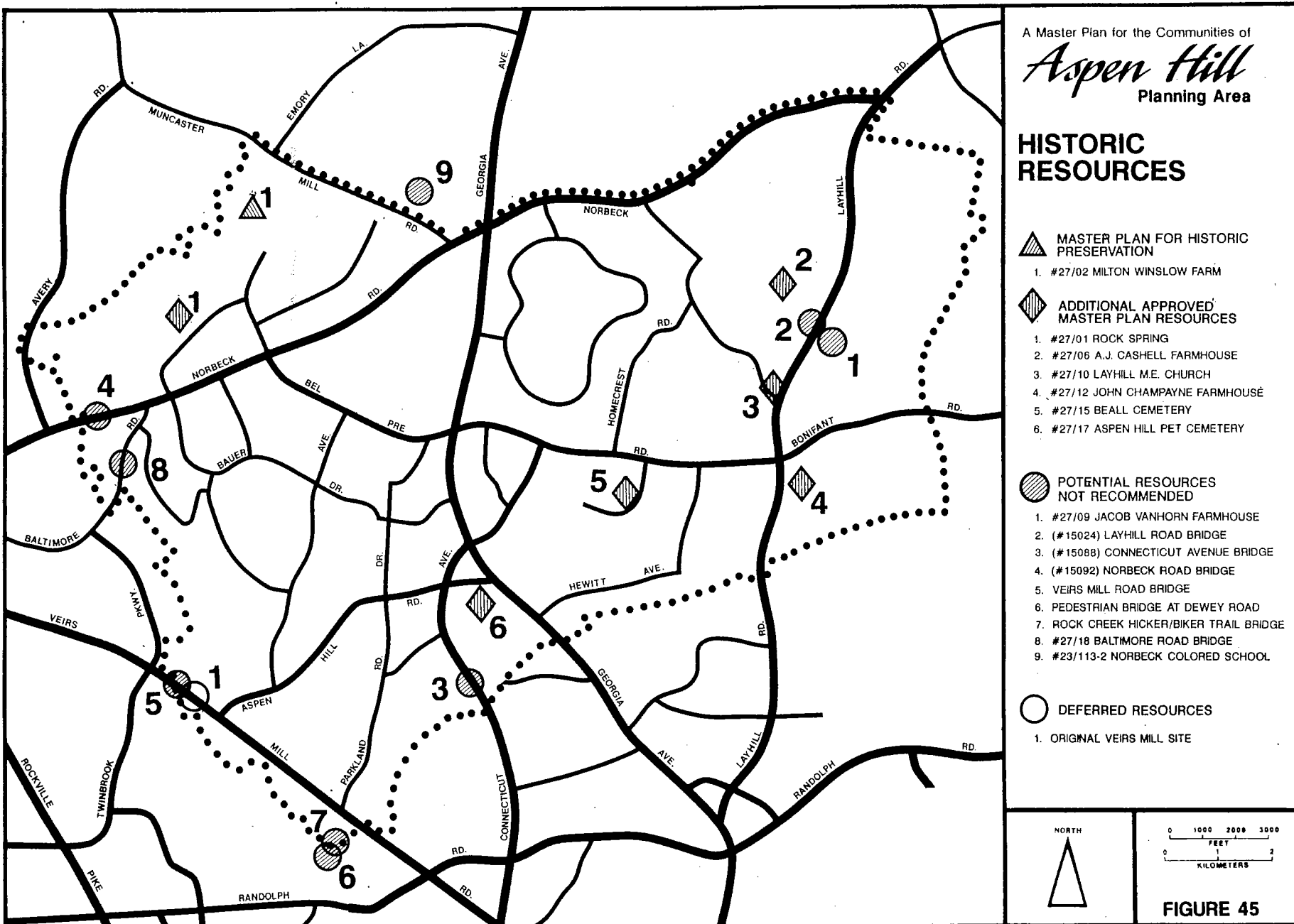
TABLE 6

ASPEN HILL HISTORIC RESOURCES

Resource #	Resource Name	Address	Comments	HPC Recommendation	Plan Designation
#27/01	Rock Spring	15021 Rocking Spring Drive	1879 Queen Anne farmhouse built by Roger Brooke Farquhar. Carriage house and outbuildings on site. 3.11 acres.	Positive	Positive
#27/02	Milton II, or Muncaster/Winslow Farm	15512 White Willow Lane	Main house destroyed by fire 1986. Plaque identifying the site and stone outbuilding remain. 1.3 acres.	Placed on the Master Plan in 1986	
#27/03	Log Cabin	1912 Norbeck Road		Removed from Locational Atlas	
#27/04	Gustavus Cashell House	2011 Flinthill Road		Removed from Locational Atlas	
#27/05	Montmorency	15715 Layhill Road		Removed from Locational Atlas	
#27/06	A. J. Cashell Farmhouse	15308 Morningmist Lane	1868 2-story farmhouse and clapboard washhouse. Part of "Gayfields" subdivision. 1.02 acres	Positive	Positive
#27/07	Cashell Cemetery	Moved to Rockville Union Cemetery		Removed from Locational Atlas	
#27/08	Oaklea Farm	14700 Argyle Club Road		Removed from Locational Atlas	
#27/09	Jacob Van Horn Farmhouse	14821 Layhill Road	1885 farmhouse, extensively altered. Site includes smoke house, spring house, 1927 dairy barn. 5 acres.	Negative	Negative
#27/10	Layhill Methodist Episcopal Church (Oak Chapel U.M. Church)	14500 Layhill Road	1887 rural vernacular chapel and cemetery.	Positive 1.2-acre setting	Positive 0.75-acre setting
#27/11	Layhill Store and P.O.	Layhill Road at Bel Pre Road		Removed from Locational Atlas	
#27/12	John R. Champayne Farmhouse	14201 Layhill Road	1860's 2-1/2 story frame farmhouse with outbuildings in poor condition. 16.14 acres.	Positive	Positive Approximately 1 acre setting
#27/13	Parker Farm	14114 Layhill Road		Removed from Locational Atlas	
#27/14	Houses at Layhill & Atwood Roads	Layhill Road between Midvale & Sullivan Lanes		Removed from Locational Atlas	
#27/15	Beall Cemetery	Between 14121 & 14125 Beechview Lane	1740-1893 Beall family cemetery. 40'x90' site, marked by mature spruce trees.	Positive	Positive

TABLE 6 (Cont'd.)

Resource #	Resource Name	Address	Comments	HPC Recommendation	Plan Designation
#27/16	Layhill Free Methodist Church	1900 Bonifant Road		For future evaluation	
#27/17	Aspin Hill Pet Cemetery	13630 Georgia Avenue	1930's Tudor Revival house, chapel, and kennel. Cemetery for pets includes statuary and elaborate grave stones. Established in 1921. 7.79 acres.	Positive	Positive
#27/18	Baltimore Road Bridge (No. M-02-D1)	Baltimore Road at Rock Creek	Single span barrel arch highway bridge. Patented, designed and built by Daniel B. Luten, 1911	Positive	Negative
23/113-2	Norbeck Colored School	4101 Muncaster Mill Road	One of eight black elementary schools remaining in County. Built in 1927 - closed in 1951. Significantly altered. 0.5 acre.	Negative	Negative
	Original Viers Mill	Vicinity of Rock Creek & Viers Mill Road near Twinbrook Parkway	No above ground remains of this 1838 mill.	Deferred	Deferred
Resources considered but not recommended for addition to Locational Atlas:					
	Veirs Mill Road Bridge	Veirs Mill Road (MD 596) 1.5 miles southeast of Rockville at Rock Creek	Six-lane steel beam bridge with reinforced concrete deck, metal rails. 1938: 1954: 1985	Negative	Negative
	Norbeck Road Bridge (#15092)	Norbeck Road over Rock Creek	Dual lane, 4-span steel beam bridge, 1969	Negative	Negative
	Rock Creek Hiker/Biker Trail Bridge	400 yards south of the intersection of Edgebrook and Dewey Roads, Wheaton	Built in early 1980's as part of Rock Creek hiker/biker trail	Negative	Negative
	Connecticut Avenue Bridge (#15088)	900' north of Littleton Street on Connecticut Avenue (MD 185)	Six-lane steel beam bridge with concrete piers and footing. Built in 1968	Negative	Negative
	Layhill Road Bridge (#15024)	Layhill Road between Baughman and Loch Vista Drives	Two-lane concrete slab bridge built in 1931	Negative	Negative
	Pedestrian Bridge at Dewey Road	250 yards west of intersection of Edgebrook and Dewey Roads, Wheaton	Wood and metal pedestrian bridge built over Rock Creek in early 1980's	Negative	Negative



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 the property as a historic site or historic district and subjects it to further procedural requirements of the ordinance.

This Plan includes the Historic Preservation Commission's (HPC) recommendation and the final designation decision made by the Montgomery County Council for each resource. As part of this Plan, resources identified in the 1976 *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland* and additional properties of potential historic interest recommended by members of the Aspen Hill community were evaluated.

MASTER PLAN SITES

NAME: Milton II or the Muncaster/Winslow Farm (#27/02)

ADDRESS: 4866 Sweetbitch Lane

HISTORY/DESCRIPTION: The Muncaster/Winslow farm is associated with the Muncaster family, who owned the early Muncaster Mill. It was the last working farm in the Aspen Hill area.

The large, two-story white clapboard frame house with a steep hipped roof was built in 1897 by John E. Muncaster, the fourth generation to farm this land. Nearby was the site of the Muncaster Mill, a frame saw and woolen mill built in 1820 and which burned in 1935. The Winslow family purchased Milton II in 1929 and continued agricultural activities here as a showplace farm with numerous barns and outbuildings. When Mr. W. R. Winslow (owner of Winslow Paint and Hardware chain) died, the property was sold for development. The house was destroyed by fire in 1986 after placement on the *Master Plan for Historic Preservation*. The remaining stone meathouse and a historic plaque identify the site. It is surrounded by a recent subdivision.

STATUS: On *Master Plan for Historic Preservation*

ENVIRONMENTAL SETTING: Entire 1.32-acre parcel.

CURRENT USE: The Milton homesite is now within the Tartan subdivision. The mill site is an archaeological site in the nearby North Branch Stream Valley Park/Meadowside Nature Center.

PLANNING ISSUES: None.

LOCATIONAL ATLAS RESOURCES

NAME: Rock Spring (#27/01)

ADDRESS: 15021 Rocking Spring Drive

HISTORY/DESCRIPTION: Rock Spring is architecturally and historically one of the most significant resources in the Aspen Hill area. It was built in 1879 by Roger Brooke Farquhar, a successful dairyman and important civic leader who encouraged education for blacks in the Sandy Spring area.

Rock Spring was a grand house for the period, with 12 rooms, 5 fireplaces and an indoor bathroom with running water. The two-and-a-half-story Queen Anne style farmhouse retains most of its original fabric and detailing, including the original stickwork, slate roof, German siding, louvered blinds and flat-muntined windows. The original wrap-around porch has been replaced with a concrete deck and iron railing, but a large carriage house and small barn remain on the property adjacent to Rock Creek Park.

Rock Spring was the family home of the Farquhar family, early settlers in the County, prosperous farmers and prominent members of the Quaker Community. Roger Brooke Farquhar was a charter member of the Enterprise Club, organized in 1866, President of the Rotary, President of the Horticulture Society, Director of the Savings Institution of Sandy Spring for 50 years and appointed to the School Board by the Governor in 1904. His son, Roger Brooke Farquhar, Jr., grew up at Rock Spring and was the author of the authoritative book, *Historic Montgomery County, Maryland - Old Homes and History*.

The Farquhars sold the house in 1913, and it subsequently changed hands several times. In 1956, it was sold and subdivided by Manor Lake Corporation. Three years later, the farmhouse was repurchased by the previous owners. The present owners purchased the property in 1991.

HPC RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*. Meets Historic Preservation Ordinance criteria 1(A), 1(C), 1(D) and 2(A).

PLAN RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*, under same criteria cited by the HPC.

ENVIRONMENTAL SETTING: Entire 3.11-acre parcel, including the carriage house and small outbuilding.

CURRENT USE: Private Home.

PLANNING ISSUES: None.



NAME: A.J. Cashell Farmhouse (#27/06)

ADDRESS: 15308 Morningmist Lane

HISTORY/DESCRIPTION: The Cashell Farmhouse is significant as an example of rural vernacular architecture typical of that constructed in Montgomery County in the second half of the 19th century.

The two-story, three-bay frame house was built about 1868 by Andrew J. Cashell, a farmer and blacksmith. A two-story rear ell was added in the 1930's. The pedimented porch and jig-sawed balustrade retains much of its original integrity. Significant features have been retained, such as the dentils at the eaves, the returns at the end gables and a front door with transom and sidelights. Windows in the house are six-over-six, double hung, except in the second story of the rear wing. Associated with the A.J. Cashell farmhouse is a small clapboard washhouse (probably log under the existing siding) with a large braced overhang at the entry and a brick chimney.

The Cashell family were farmers and large landholders in the Olney, Layhill and Norbeck areas since about 1800, when George Cashell, an Irish immigrant, first settled the area. Andrew, a trustee of the Layhill Methodist Episcopal Church, built the house four years after his father's death on land inherited from his father's estate - part of a tract known as Lay Hill. The heirs of Andrew Cashell sold the property in 1909, and it changed hands several times.

In 1985, the farm was sold to developers who laid out the "Morningcrest" section of "Gayfields" subdivision, surrounding the Cashell Farmhouse. Soon after, the farmhouse was sold to the present owner.

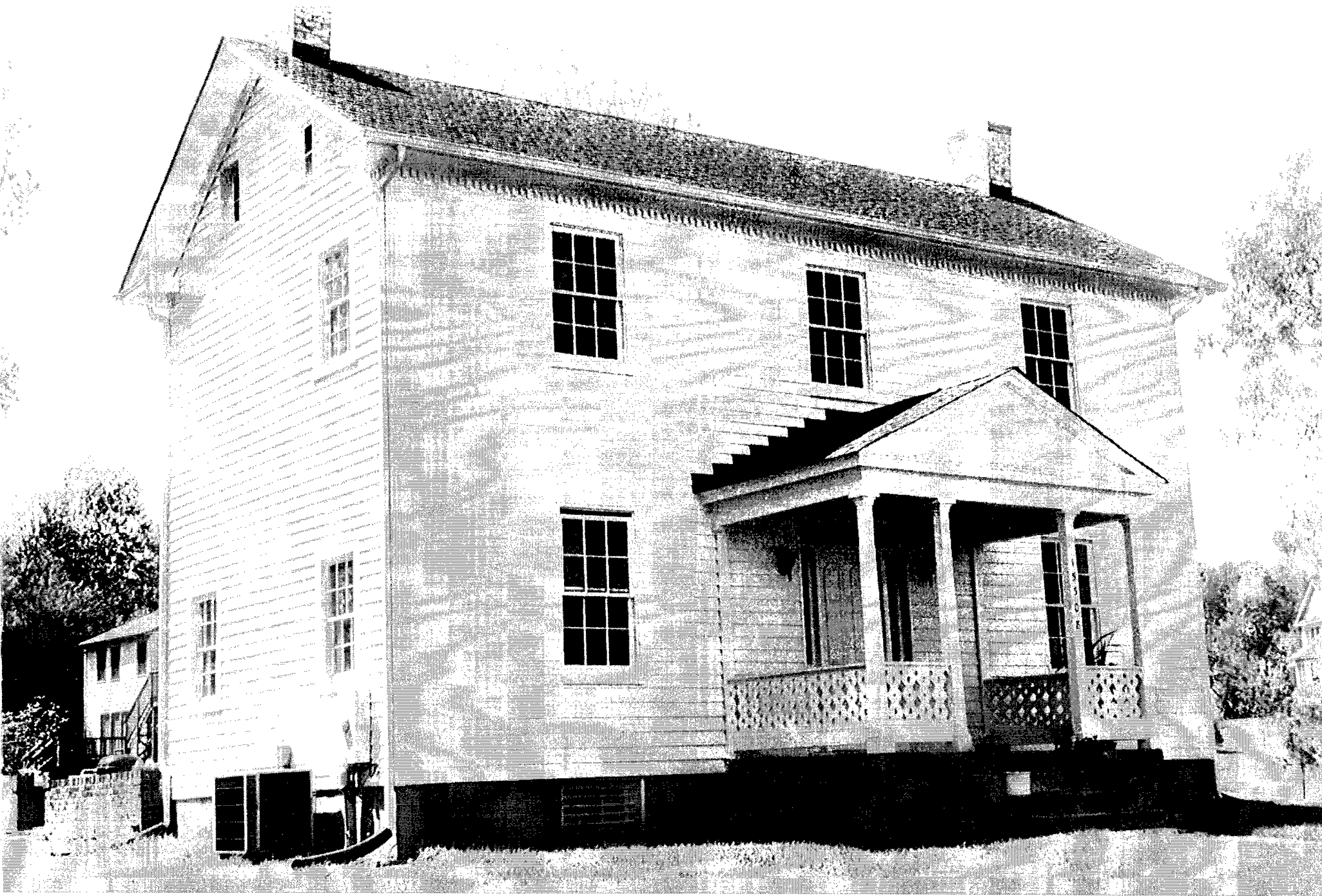
HPC RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*. Meets Historic Preservation Ordinance criteria 1(A), 1(D) and 2(A).

PLAN RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*, under same criteria cited by the HPC.

ENVIRONMENTAL SETTING: The entire 1.02-acre parcel including the washhouse.

CURRENT USE: Private home.

PLANNING ISSUES: None:



NAME: Jacob Van Horn Farmhouse (#27/09)

ADDRESS: 14821 Layhill Road

HISTORY/DESCRIPTION: The two-story frame Van Horn farmhouse, with three bays and a rear ell, was built in 1885 by Henry K. Van Horn on 220 acres. The Van Horns were prominent early settlers in the Layhill area. Originally designed with a Victorian wrap-around porch, it was radically altered in 1963 and 1970 with brick veneer and brick additions on the east and south.

George Willson, a local dairy farmer, purchased the farm in 1909, and it has been farmed by the Willson family since then. The property retains its original smokehouse with lapped shake roof, a spring house built in 1930 and a 1927 dairy barn.

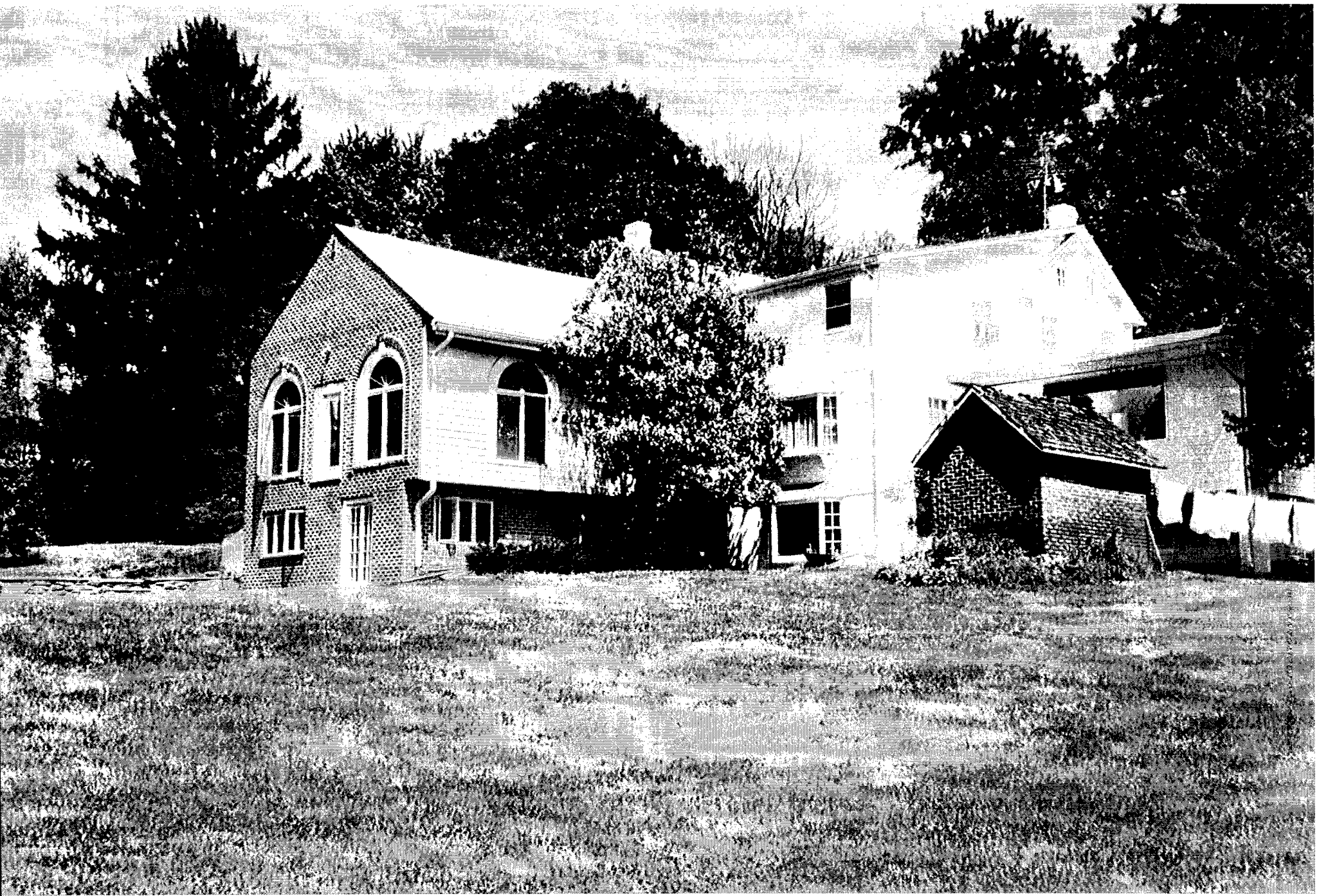
HPC RECOMMENDATION: Remove from the *Locational Atlas*.

PLAN RECOMMENDATION: Remove from the *Locational Atlas*.

ENVIRONMENTAL SETTING: Not applicable.

CURRENT USE: Private Home.

PLANNING ISSUES: Located close to the site of the proposed Inter-County Connector highway and possible interchange. It is adjacent to Northwest Branch Park owned by M-NCPPC.



NAME: Layhill Methodist Episcopal Church South (#27/10)
(Oak Chapel U.M. Church)

ADDRESS: 14500 Layhill Road

HISTORY/DESCRIPTION: Oak Chapel United Methodist Church (historically called the Lay Hill Methodist Episcopal Church South) was built in 1886 at a time when many Montgomery County churches were fragmenting locally over national church issues of the previous generation. The small Layhill ME Church was 1 of 12 churches in a circuit served by a horseback-riding pastor until 1904. In 1948, the church changed its name to Oak Chapel Methodist Church and officially recorded the change in 1968.

The church has been a landmark and a center of community life for area residents since its establishment and still is used for community and organizational meetings. The early Lay Hill Academy (established in 1839 and razed in 1957) once stood directly north of the church. The Lay Hill Community Hall, a log structure now demolished, stood across the road and was used by the church for community events.

The small, three bay by one bay, gable roofed church reflects the simplicity of the late 19th century rural vernacular church architecture. Located on a knoll surrounded by mature oak trees, it faces south at a bend in Layhill Road - which increases its visual prominence. The cemetery directly east of the church contains markers from 1873, including those of the locally prominent Van Horn and Nicholson families.

Architecturally, the Layhill Church has lost much of its integrity through alterations and additions to the original chapel. Vinyl siding has been added and replacement windows have been inserted in the original openings. Additions to the rear of the church expanded the size of the church in 1940 and 1970. A portable classroom is located in the rear.

The original approach to the church, Argyle Club Drive, has been closed off by new construction, but a row of mature trees is still visible adjacent to the golf course.

HPC RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*, with a 1.2-acre environmental setting. Meets Historic Preservation Ordinance criteria 1(A), 1(D) and 2(E).

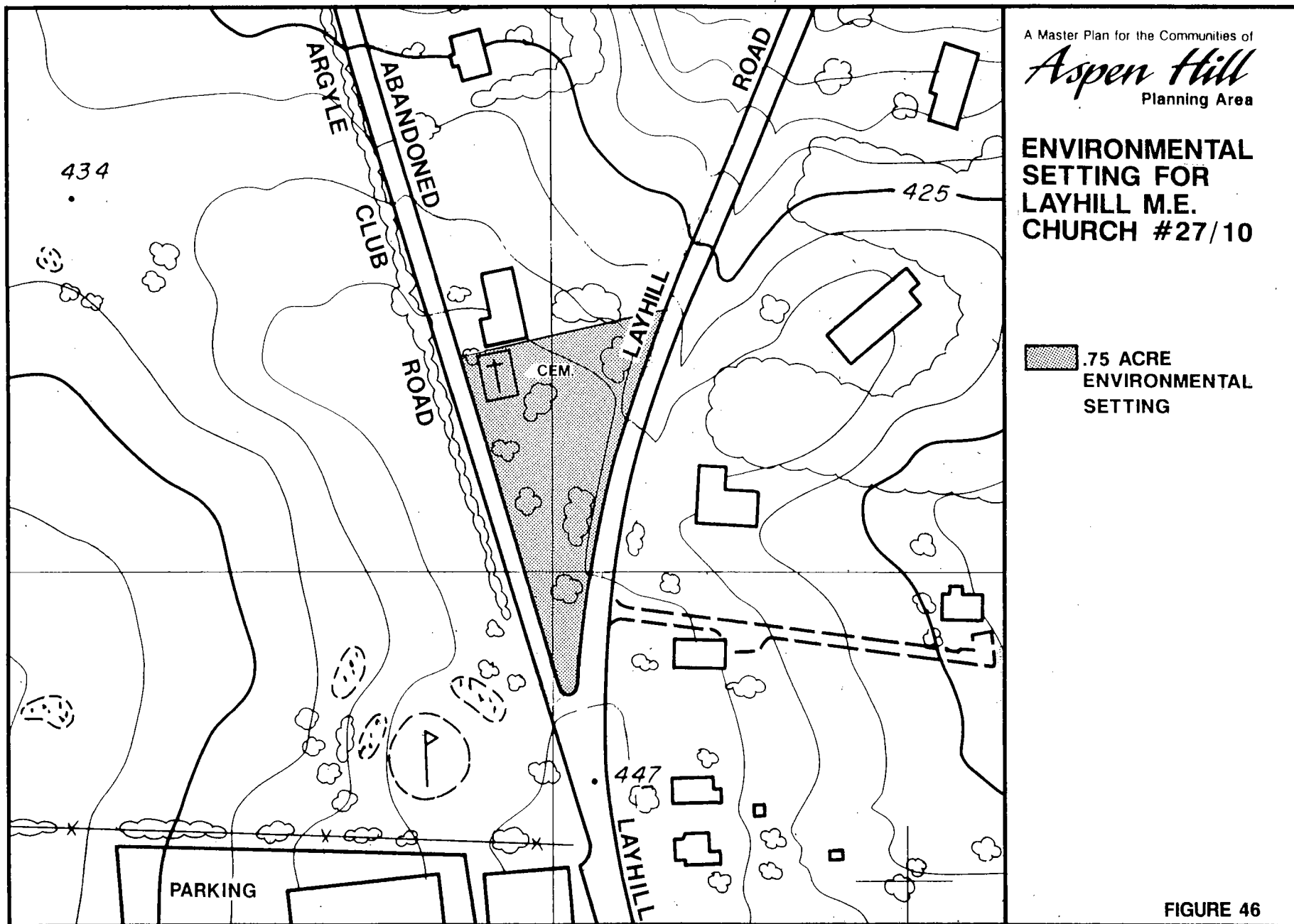
PLAN RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*, under same criteria cited by the HPC. Designate an environmental setting of .75 acres. The County Council particularly noted the importance of this resource as a landmark in the Layhill community. However, because of the substantial alterations which have been made to the original church structure, the HPC should be very lenient in its review of future exterior changes.



ENVIRONMENTAL SETTING: The .75-acre setting includes the original church, cemetery and grove of oak trees on a triangular site bounded by Layhill Road and the Argyle Golf Course (Figure 46).

CURRENT USE: Church

PLANNING ISSUES: The congregation plans to erect a new church and education building at the same location in the future, but will retain the existing chapel without the more recent additions. Parking and the vehicular approach to the church is now on the north side, with the abandonment of Argyle Club Road and the widening of Layhill Road. Future development of the adjacent golf course is the only other issue which might impact the resource.



NAME: John R. Champayne Farmhouse (#27/12)

ADDRESS: 14201 Layhill Road

HISTORY/DESCRIPTION: The Champayne Farmhouse, built in 1860, is a two-and-a-half-story, ell-shaped, frame house with three bays. It is significant as one of the few remaining farmhouses in the Layhill area, representing the predominantly agricultural economy of Montgomery County in this period.

John Champayne purchased 114.2 acres of the Layhill tract in 1856 and cleared the land himself. He built an eight-room house, plus a number of outbuildings, including a blacksmith shop, stable and cornhouse. His wife was Ell Beall Champayne and the deed to the property was in her name. When John Champayne died in 1880, the house was sold to Sarah Nicholson and it has been in the Nicholson family for over a century. The Nicholsons were active in the nearby Layhill Methodist Episcopal Church and several family members were buried in its cemetery.

Architectural features of the house include six-over-six windows with louvered shutters, a full three-bay front porch with hipped roof supported by turned posts and a boxed cornice with returns under the gables. The central front door has a three-light transom and two-over-two sidelights. The central second-story window also has matching sidelights. There are two chimneys - one at either end of the standing seam metal roof. The house has been covered with artificial siding, and there is a two-story addition in the rear.

HPC RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*. Meets Historic Preservation Ordinance criteria 1(A), 1(D) and 2(A).

PLAN RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*, under same criteria cited by the HPC.

ENVIRONMENTAL SETTING: The environmental setting is approximately one acre and is delineated in Figure 47. In the event of subdivision, the vista of the house from Layhill Road should be retained. The 20th century outbuildings are in poor condition and are not included in the designation.

CURRENT USE: Residential

PLANNING ISSUES: The widening of Layhill Road and the proximity of commercial uses at the intersection of Layhill and Bel Pre/Bonifant Roads have impacted the agricultural use of this property. The Planning Board approved a preliminary plan (Legend Knolls) for this property in 1989, but it was not recorded. A traffic study and reforestation plan will be required for future development.



A Master Plan for the Communities of
Aspen Hill
 Planning Area

ENVIRONMENTAL SETTING FOR JOHN R. CHAMPAYNE HOUSE #27/12

 **1 ACRE
 ENVIRONMENTAL
 SETTING**



FIGURE 47

NAME: Beall Cemetery (#27/15)

ADDRESS: Between 14121 and 14125 Beechvue Lane, south side.

HISTORY/DESCRIPTION: The Beall cemetery is an 18th and 19th century family cemetery that includes the burial sites of prominent early settlers of this part of Montgomery County. The small 40' by 90' site contains seven stones and markers. The cemetery is surrounded by mature spruce trees.

The largest stone in the cemetery is inscribed with the names of Daniel Beall (1748-1835), his wife Nancy and his daughter Eliza. The Bealls were the first family to settle in the Georgia Avenue/Bel Pre Road area. Daniel Beall, grandson of "Robert the Scotsman," owned 500 acres at the time of his death, including 316 acres of "Bel Pre." The Bealls were related to Colonel Ninian Beall, who was the founder of the Presbyterian Church in Maryland. The cemetery is still owned by the Beall family, and members of the family tend the cemetery.

HPC RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*. Meets Historic Preservation Ordinance criteria 1(A), 1(C) and 1(D).

PLAN RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*, under same criteria cited by the HPC.

ENVIRONMENTAL SETTING: Entire 40'x 90' cemetery.

CURRENT USE: Cemetery

PLANNING ISSUES: None.



RESOURCES RECOMMENDED FOR EVALUATION BY THE ASPEN HILL COMMUNITY

NAME: Aspin Hill Pet Cemetery (#27/17)

ADDRESS: 13630 Georgia Avenue

HISTORY/DESCRIPTION: This resource was established in 1921 by Richard and Bertha Birney as a boarding kennel and pet cemetery on 10 acres of what was originally a farm in Montgomery County. As successful breeders of Boston terriers, scotties and schnauzers, the Birneys named their residence and business after a similar kennel in England named Aspin Hill (not the neighborhood, Aspen Hill). A 1930's magazine article noted the kennel as "the only authorized animal hospital south of New York".

The four-acre pet cemetery came into being soon after the opening of the kennel, when the Birneys used the site to bury their own animals and those of their friends. Once the news of the facility spread, they began to get requests for burial sites from people looking for a suitable place to inter a cherished pet. Notable pets buried in the cemetery include seven dogs that belonged to J. Edgar Hoover, Jiggs from the Our Gang movie series and Rags - the mascot of the First Division in World War I. President Lyndon Johnson's dogs were cremated at the center before being sent to Texas for burial.

One of the largest of 500 pet cemeteries in the United States, the cemetery site has a number of interesting funereal monuments, including elaborate animal sculptures and mature landscaping. In addition, the structures on the property - a house, a kennel and a chapel - have some architectural interest as early 20th century structures.

In 1946, it was sold to veterinarian Dr. Edgar Ruebush, President of Aspin Hill, Inc., who continued to operate it. In 1961, it was acquired by S. Alfred Nash, a local embalmer. In May 1988, he conveyed approximately eight acres to People for the Ethical Treatment of Animals (PETA), who renamed the cemetery "Aspin Hill Memorial Park". A covenant on the property specifies it be maintained and operated as a pet cemetery and be used as an educational and animal care facility.

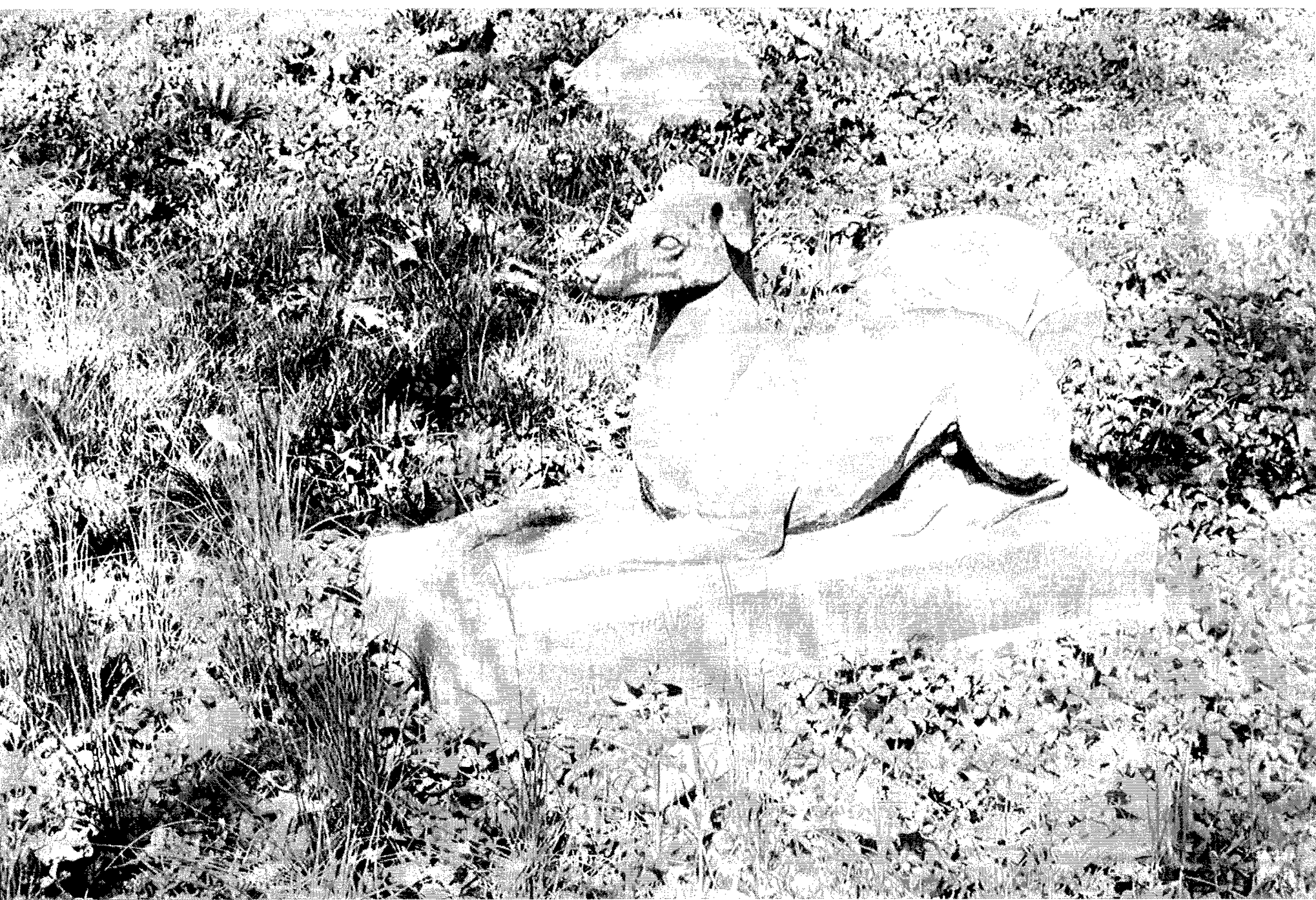
HPC RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*. Meets Historic Preservation Ordinance criteria 1(A), 1(D) and 2(E).

PLAN RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*, under same criteria cited by the HPC.

ENVIRONMENTAL SETTING: Entire 7.79-acre parcel.

CURRENT USE: Pet Cemetery and Association headquarters.

PLANNING ISSUES: None.



NAME: Baltimore Road Bridge (#27/18)

ADDRESS: Baltimore Road at Rock Creek, Rockville

HISTORY/DESCRIPTION: This bridge is a single-span Luten barrel arch highway bridge. It was built in 1911 and carries Baltimore Road over Rock Creek. One of only five such concrete bridges in the County, it utilizes a design developed and patented by a prominent early 20th century bridge designer, Daniel B. Luten. Luten was a major force in the construction of concrete arch bridges at the turn of the century, and his work is found throughout the East. This bridge is modeled after Luten's 1907 patent #852970.

The first use of concrete for an arched bridge was in 1840; however, it was not until the turn of the century that concrete arch bridges began to be built with regularity. At this time, concrete was a new and innovative building material. Bridges that were both functional and beautiful were created. A Maryland Historical Trust statewide bridge survey in 1980 noted that the form of the concrete arch bridges is significant and is a bridge type not likely to be built again. It contributes to the scenic quality of Baltimore Road and reinforces its semi-rural character within Rock Creek Park.

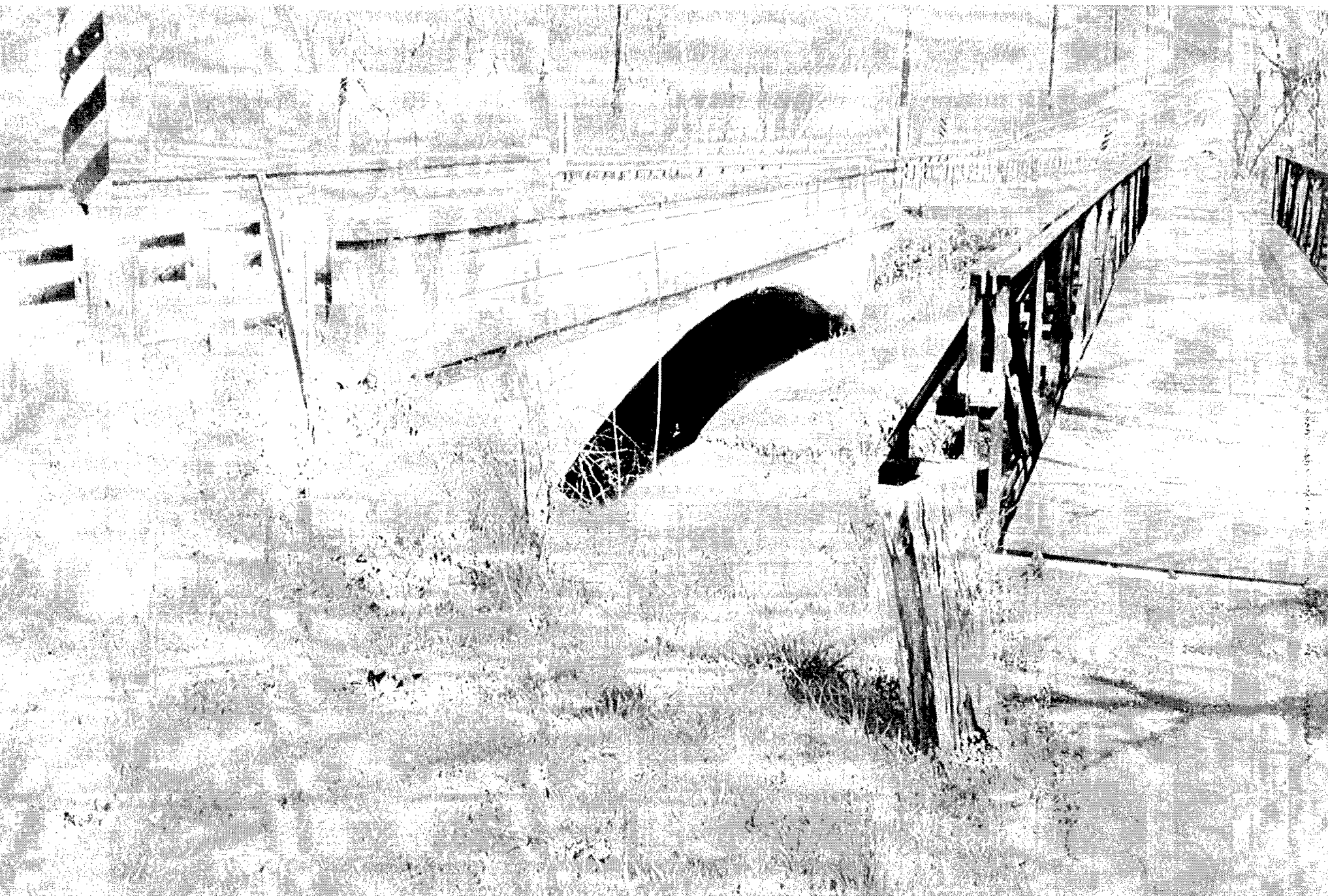
HPC RECOMMENDATION: Designate on the *Master Plan for Historic Preservation*. Meets Historic Preservation Ordinance criteria 2(A), 2(B) and 2(E).

PLAN RECOMMENDATION: Remove from the Locational Atlas.

ENVIRONMENTAL SETTING: The bridge structure only is recommended for designation. The surrounding area is Park property and a newer bike trail bridge is nearby.

CURRENT USE: The Baltimore Road bridge is a two-lane highway bridge carrying Baltimore Road across Rock Creek.

PLANNING ISSUES: The Montgomery County Department of Transportation does not support designation of this bridge due to concerns about its structural longevity and potential need for replacement in the future. Baltimore Road is a Master Plan primary road with a 70-foot right-of-way and an ultimate 36-foot paving width planned. The bridge width is 21.7 feet (curb to curb). Baltimore Road is within Rock Creek Park at this point. The City of Rockville has no plans to widen the road within its jurisdiction.



NAME: Norbeck Colored School (#23/113-2)

ADDRESS: 4101 Muncaster Mill Road

HISTORY/DESCRIPTION: This one-story, two-room frame building, was built in 1927 as a school for black children. This resource was part of a County-wide effort to provide adequate school facilities for black citizens. It was built with the aid of philanthropic money from the Rosenwald Fund. In 1895 an earlier school built near this site served as both a church and school for the black community of Mt. Pleasant. The new school held as many as 85 students in grades one through seven. The school was closed in August 1951, at which time there were no utilities or plumbing facilities. It is now owned by M-NCPPC.

Between 1926 and 1928, 15 black schools were constructed in the County, some of which replaced earlier buildings. Approximately 7 of these schools are still standing. Most have been very altered. The most intact of these black schools from this early 20th century building effort is located at Quince Orchard and MD 28, according to Nina Clarke, a County historian and teacher.

Architecturally, the Norbeck Colored School has been extensively altered, while retaining its original form of gabled roof with central chimney. The original German siding, porch materials and windows have all been replaced with different modern materials.

HPC RECOMMENDATION: Not recommended by the HPC for addition to the *Locational Atlas*.

PLAN RECOMMENDATION: Remove from the *Locational Atlas*.

ENVIRONMENTAL SETTING: 0.5-acre site.

CURRENT USE: Recreational Park Building - M-NCPPC

PLANNING ISSUES: The structure lies outside the Aspen Hill Planning Area, adjacent to *Master Plan* Site #23/113-1, Mt. Pleasant Church and cemetery at 4031 Muncaster Mill Road. An interpretive marker would further enhance the public's understanding on this site's historic significance.



NAME: Original Viers Mill (No Photo)

LOCATION: Vicinity of Rock Creek and Veirs Mill Road, near Twinbrook Parkway

HISTORY/ DESCRIPTION: The original Viers Mill was built by Samuel Clark Viers sometime after 1838 on the 400-acre farm which Viers acquired in that year about two miles south of Rockville. He was an important figure in the County - a successful farmer, miller and judge in the Orphans Court from 1864 to 1880. Veirs Mill Road was named in his honor, although spelled differently.

Nothing remains of the mill which operated for 80 years at the site close of what is now the intersection of Aspen Hill and Veirs Mill Roads. The grist mill, important to the economy of the region in the early 19th century, was representative of the larger "merchant mills" of the period. It featured a nine-foot overshot water wheel and processed 100 bushels of grain per day in 1880.

STATUS: Added to the Locational Atlas, but evaluation deferred pending additional research on potential archaeological significance.

HISTORIC PRESERVATION DESIGNATION CRITERIA

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. Historic 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.

EFFECTS OF HISTORIC DESIGNATION

Once designated on the *Master Plan for Historic Preservation*, historic sites 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 a 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 may be reduced 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 a historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on 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 Environmental Protection and the Historic Preservation Commission 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 to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the *Master Plan for Historic Preservation* (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives, including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.