

## VIII. IMPLEMENTATION

The 1968 Master Plan provides guidance as to end-state development and is intended to provide long-term wedge protection. This Amendment is an up-to-date policy guide for future decisions made by the public and private sectors to protect this wedge.

Montgomery County has an opportunity to protect an important wedge area in the central County area while still taking advantage of the market potential for large lot residential housing units. In order to do so, this Amendment supports the planning framework expressed in the 1968 Master Plan and all subsequent amendments by assuring the timely availability of necessary public facilities. Among the measures available to implement the recommendations and related County policies are the following:

- Sectional Map Amendment (SMA)
- Capital Improvements Program (CIP)
- Water Supply and Sewerage Systems Plan
- Zoning Ordinance and Subdivision Regulations
- Comprehensive Planning Policies (CPP)
- Historic Sites Master Plan and Ordinance

### A. SECTIONAL MAP AMENDMENT

A Sectional Map Amendment (SMA) is a comprehensive rezoning process which zones all properties within the planning area to correspond with the zoning recommendations in the amended master plan. Once the comprehensive rezoning occurs, it becomes a benchmark for measuring the euclidean zoning standard of "change or mistake" when considering local map amendment requests. The filing of an SMA is recommended after adoption of this Amendment. Table 5 illustrates the differences, by zoning classification, between existing zoning and zoning proposed in this Amendment.

The adoption by the Council of an SMA to implement the zoning recommendations of this Amendment in some cases, will result in a downzoning of previously existing zoning designations.

In those cases where a downzoning has been imposed by SMA in the RE-2C and RE-1 Zones, record lots approved for recordation by the Planning Board prior to the approval date of the SMA that included the lot may be developed in conformance with the development standards of the zone applicable to them prior to being downzoned. This is according to Section 59-C-1.32 of the zoning ordinance. This provision also applies to lots created by deed on or before the approval date of the SMA that included the lot.

All other lots, including lots in subdivisions with approved preliminary plans, but for which the final record plat has not been submitted and approved for recordation by the Planning Board, must conform to the development standards of the zone as imposed by the SMA. All new preliminary plans of subdivisions will, as of the date of the SMA, be reviewed by the Planning Board based on the development standards of the zoning imposed by the SMA.

No hardship will be incurred by those developers in the planning area which do not have record plat approval by the time of SMA approval. Although the developer must reapply for preliminary plan approval under the standards of the zone imposed by the

SMA, land subdivided under the R-200 Zone development standards with no community sewer or water service have lot sizes in excess of R-200 Zone standards (20,000 square feet) and generally in excess of RE-1 Zone standards (40,000 square feet).

The SMA only implements euclidean (base) zones and those floating zones having the owners concurrence and which do not require a development plan at the time of rezoning. The Planned Development (PD) Zone, as recommended in the Shady Grove Sector Plan area, requires separate applications as local map amendments.

TABLE 5  
EXISTING AND PROPOSED ZONING CLASSIFICATIONS  
(Acres)

Zoning Classification	Existing (Acres)	Proposed (Acres)
RE-2C (2 Acre Lots with Cluster Option- Minimum Lot 25,000 Sq. Ft.)	4,200	--
RE-2 (2 Acre Lots)	350	4,550
RE-1 (1 Acre Lots)	3,700	4,950
R-200 ( $\frac{1}{2}$ Acre Lots)	2,100	850
R-200/ ( $\frac{1}{2}$ Acre Lots with PD Option- PD-2 2 Units Per Acre)	250	250
R-90 (9,000 Sq. Ft. Lots)	25	25
R-150 (15,000 Sq. Ft. Lots)	50	--
R-T (12.5 Units Per Acre)	25	25
C-1 (Convenience Commercial)	20	15
C-3 (Highway Commercial)	6	6
C-4 (Limited Commercial)		8
I-1 (Light Industrial)	470	415
I-2 (Heavy Industrial)	200	200
I-4 (Low-Intensity, Light Industrial)	--	110
	<u>11,000+</u> Acres	<u>11,000+</u> Acres

#### B. CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) is the County's funding and construction schedule over a six-year period for all public buildings, roads, and other capital facilities planned by the public agencies. The County Executive is responsible for its yearly preparation. When approved by the County Council, it becomes a staging mechanism for public improvements.

The following is an explanation of the public facilities serving the planning area. Existing, programmed, and planned public facilities and their end-state costs are shown on figure 26 and are described on table 6 at the end of this chapter.

1. Public Schools (figure 26)

No new schools are planned during the next five-year period. The need for future school sites has been reduced because of the proposed density reductions. Eliminated from the 1968 Master Plan, as part of this Amendment process (with the concurrence of BOE staff, Dr. George Fisher, Director, Department of Educational Facilities Planning and Development) are two floating sites not owned by BOE -- a junior high site south of Granby Woods subdivision and an elementary school site located above Muncaster Mill Road, north of the Muncaster Mill View subdivision. Only one future elementary school site remains on Bowie Mill Road and only one future middle school site remains on MD 108 near the MD 124 intersection, as recommended in the 1968 Master Plan. The 10-acre vacant Redland Elementary School site is scheduled for disposition; land use and zoning implications are discussed in Chapter VI. Table 6 lists existing, programmed, and planned public school facilities as well as end-state costs.

2. Park and Recreation Facilities (figure 26)

Park and recreation facilities to serve the residents of the planning area are provided by public parks, schools, and private recreation facilities. Park and recreation facilities are extensive and diverse. Active and passive recreation needs are met in a variety of local, stream valley, regional, and recreation parks totalling more than 3,600 acres. Table 6 lists existing, planned, and programmed M-NCPPC parks in the Upper Rock Creek Planning Area.

3. Transportation System (Highways, Equestrian Trails, and Bikeways (figure 26)

Highways

All highways serving the planning area, except Gude Drive, MD 115, and MD 124, will be operating below capacity in the foreseeable future.<sup>17</sup> Although Gude

17

Refer to the Gaithersburg Vicinity Master Plan and Technical Appendix for a detailed transportation analysis of MD 124 and MD 115. MCDOT's traffic volume map indicates that Bowie Mill Road carries 6,500 average daily traffic, which is comparable to a level of service B. Note the following additional analysis:

Traffic Analysis at:	Level of Service		
	AM	PM	
Bowie Mill/MD 115	A	C	o Traffic signal to be installed by SHA
Bowie Mill/MD 108	C	B	o SHA will review traffic signal warrant
MD 115/MD 124	D	D	o Intersection improvements to be provided by private developers.

Bowie Mill Road is not projected to be impacted significantly by traffic generated from the Shady Grove Metro station.

Drive is operating over capacity due to heavy industrial traffic, the current CIP includes improvements that will eliminate the capacity constraint. MD 115, south of its intersection with MD 124, is projected to be significantly overloaded. Traffic generated by development along Snouffers School Road, the Montgomery County Airpark, and the Upper Rock Creek Planning Area affect the roadway. Airpark Road Extended (A-268) is proposed to help alleviate this situation. Table 6 describes the street and highway classifications for existing and proposed roadways in the planning area.

MD 124, which divides the west side of the wedge area from the corridor, is over capacity and has reached level of service D between its intersections with Airpark Road and MD 115. MD 124 is projected to be significantly overloaded from its intersection with the Eastern Arterial (MD 115 relocated) on the south and Airpark Road to the north. Of particular concern is the MD 115 intersection with MD 124 north to the Montgomery County Airpark industrial area. As noted previously, Airpark Road Extended (A-268) is proposed to alleviate severe congestion at the MD 124 and MD 115 intersection and along MD 115 itself. In addition, intersection improvements will be provided by private developers to help further alleviate the situation.

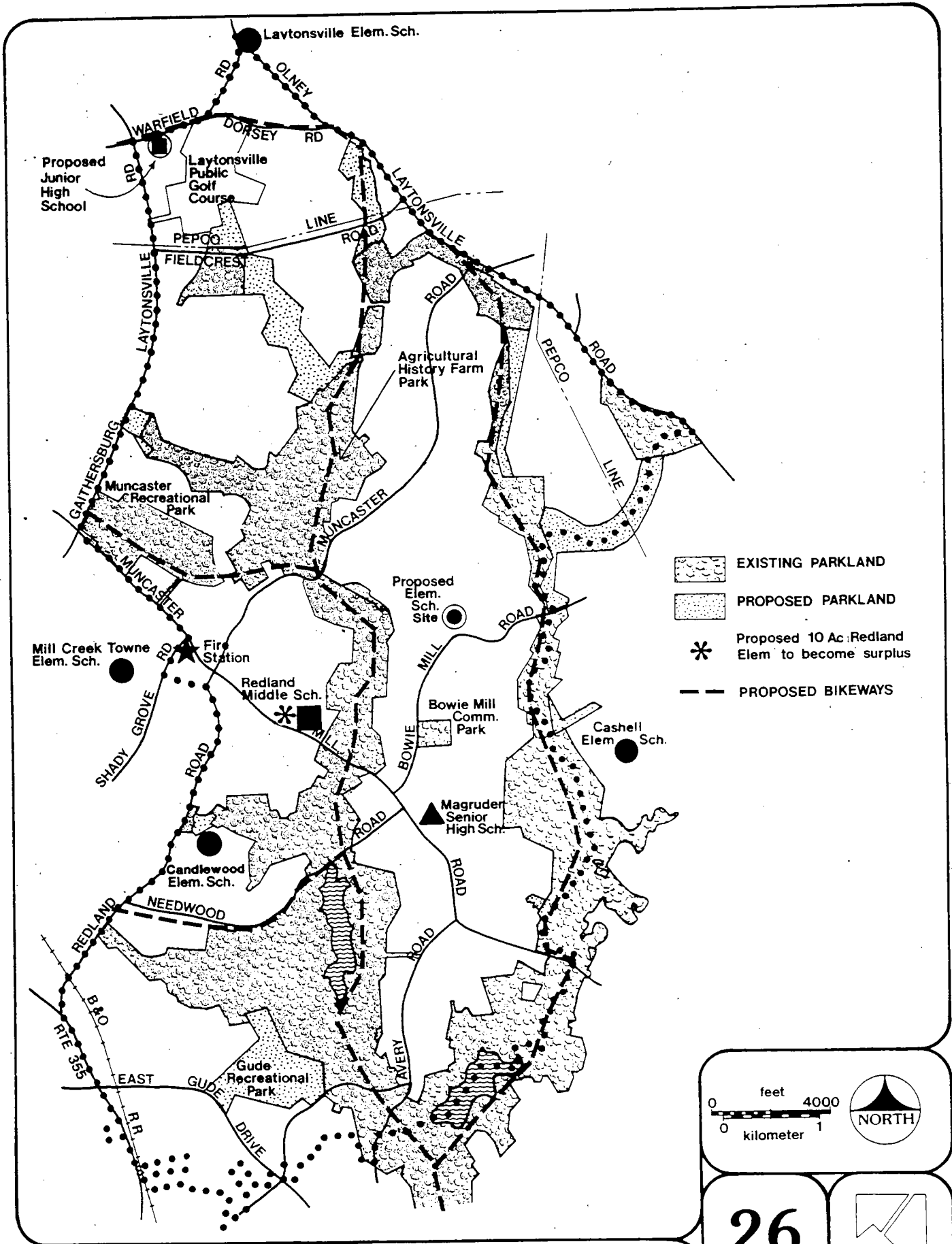
This Amendment strongly supports the construction of Airpark Road Extended (A-268) and the widening of MD 124 to a four-lane divided highway. In addition, this Amendment recommends that proposed P-2 be realigned at its terminus with Dorsey Road and MD 108 to correct a potential geometric design problem. Also, proposed P-5 has been realigned to alleviate the high potential for major environmental degradation of stream quality. By relocating P-5 and employing the same mitigation techniques proposed for Airpark Road Extended, the negative environmental impact to North Branch and its tributaries is reduced significantly. The mitigation techniques for Airpark Road Extended are discussed in Chapter VII. Furthermore, the proposed relocation of P-5 eliminates the need for its intersection with proposed M-42 near the historic house called The Ridge, which is listed in the Master Plan for Historic Preservation.

#### Equestrian Trails

A number of established equestrian trails in the Upper Rock Creek Planning Area are being threatened by future development. This Amendment recommends that these trails be recognized and that their existence be continued to the maximum extent possible. To achieve this, these trails should be accommodated as development occurs. Section 50/30 of the Subdivision Regulations was amended in 1982 to provide that the Planning Board, through the subdivision process, may require dedication to public use of rights-of-way or platting of easements for equestrian trails. In this way, the well established equestrian activities, evident throughout the area, will be fostered.

This Amendment recommends that an equestrian system be developed throughout the stream valley park system with appropriate regulations and user group maintenance. This will complement the private property trail system. (See Appendix I for a Schematic Equestrian System Map.)

The equestrian trail system might well cross proposed Airpark Road Extended (A-268), Shady Grove Road Extended (M-42) and the proposed ICC. By coordinating



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

**EXISTING & PROPOSED  
 PUBLIC FACILITIES**

the engineering of these crossings, the trail can be safely accommodated. If the crossings are to be underpasses, the main consideration is that a horse and rider are taller than a bicycle and rider. If the crossings are to be overpasses, the approach or ramp becomes the critical factor.

### Bikeways

The bikeway recommendations expressed in this Amendment reflect the trails designated in the 1980 Montgomery County Master Plan for Bikeways. The only segment of trail currently programmed is the section in Rock Creek Park from Old Baltimore Road, north to Lake Needwood (P-29); it is programmed for FY 1986.

Additional segments of trail are proposed to connect with the existing 8 miles of bikeway system at Lake Needwood and will ultimately serve the entire Rock Creek Stream Valley Park system, north of Lakes Needwood and Frank (P-29 continued) to MD 108.

Proposed trail P-29 then will connect to P-27 to serve the Shady Grove Metro station and to P-28 which will provide access to MD 124, near the Montgomery County Airpark.

Planned trail alignments will be addressed at the time of design of the ICC, Airpark Road Extended, and Shady Grove Road Extended (M-42) to ensure integration of roadway and bikeway systems.

Table 6 lists existing, programmed, and planned bikeway system elements in the Upper Rock Creek Planning Area.

## C. WATER SUPPLY AND SEWERAGE SYSTEMS PLAN

The Comprehensive Ten-Year Water Supply and Sewerage System Plan is the County's program for providing community water and sewerage service. Once this Master Plan Amendment is adopted, the Comprehensive Water and Sewer Plan should be modified to bring it into conformance with the recommendations expressed in this Amendment.

New development below Muncaster Mill Road will either have water service immediately available or service can be provided without difficulty to this area once service is requested and approved. This Amendment recommends that this area be designated water Priority 1.

This Amendment recognizes the possibility of expanding community water service above Muncaster Mill Road in RE-1 zoned areas to further utilization of existing and programmed lines or to resolve health problems generated by individual water system failures. This area should be designated water Priority 3; however, the actual extension of community water into Priority 3 areas will be determined upon completion of the previously noted County Executive study. The only parcels recommended for water Priority 1 above Muncaster Mill Road are portions of the Benedek, Schefferies, Episcopal Church, and BOE properties, the Fulks property, and those parcels already served by community water.

In terms of sewer service below Muncaster Mill Road, (see figure 15) the area included in the Shady Grove Sector Plan has sewer service readily available. This Amendment recommends sewer Priority 1 for this area.

The remaining portion of the planning area is recommended for sewer Priority 3. Sewer service is not envisioned for new development except for portions of the Benedek Schefferies, Episcopal Church, and BOE properties, the Redland Center area, the Fulks property, and those parcels already served.

#### D. STORMWATER MANAGEMENT

In terms of stormwater management facilities, the following projects should be added to the CIP.

- a) The County DEP should include stormwater management control systems for specific hydrologic segments described in the CPP (see Technical Appendix E), and
- b) The County Department of Transportation should include bridge and road improvements for those facilities subject to localized flooding as identified in the Rock Creek Stormwater and Water Quality Management Study.
- c) The County DEP, in cooperation with local landowners, should establish a project to improve water quality of the Southlawn Branch.

#### E. ZONING ORDINANCE AND SUBDIVISION REGULATIONS

The zoning ordinance defines and describes various zones which can be applied and specifies detailed procedures governing a change of zoning. This Amendment proposes a change to the zoning ordinance if the proposed cluster option in the RE-1 Zone is endorsed. The actual change in language is presented in Technical Appendix I so that the option can be implemented with the approval of this Amendment.

Subdivision Regulations govern the process of dividing land into parcels, blocks, and lots. The Adequate Public Facilities Ordinance (APFO) is an important part of the Subdivision Regulations. The APFO requires that "public facilities. . . adequate to support and service the proposed subdivision" must be existing or programmed for construction within a defined time period before the Board can grant approval of a preliminary plan of subdivision. The APFO helps assure that new development does not proceed unless needed roads or other facilities are in place or imminent.

At a finer scale, the detailed site plans and optional method of development plans carry out the policies and recommendations of the Master Plan. Since there is flexibility in the layout of buildings and other features on the site, the Planning Board and its staff carefully review the elements with ample opportunity for public input.

#### F. COMPREHENSIVE PLANNING POLICIES (CPP)

In 1982, the Planning Board adopted its first Annual CPP Report. The CPP incorporated a new set of guidelines for the Board to follow in administering the APFO. Thus, the interrelationship of the various County programs and plans, particularly in terms of the provision of public facilities, is more clearly defined. The CPP is used as a growth management tool. As the Board reviews and updates it yearly, there is the opportunity to re-evaluate whether proposed public facilities are adequate to serve anticipated development.

## G. INTER-JURISDICTIONAL ISSUES

The City of Rockville is directly affected by the recommendations of this Amendment. Some undeveloped parcels lie within the maximum expansion limits (MEL) established by the city.

The concerns of the city have been carefully considered throughout the planning process. The Planning Board staff has worked closely with their staff, keeping them informed of Planning Board actions and staying abreast of planning actions and policies within the municipality.

### Annexation Process

The annexation process can be initiated by persons who own land or live in the area to be annexed or by the legislative body of the municipality. The acceptance of an annexation request is at the option of the municipal corporation and is subject to the consent of 25 percent of the registered voters and 25 percent of the property owners in the area to be annexed. It is also subject to referendum by either 20 percent of the registered voters in the area to be annexed or 20 percent of the qualified voters of the municipality. The effect of these provisions is that the municipality cannot, in most cases, compel annexation for developed areas; conversely, area inhabitants or owners contiguous to a municipality cannot compel annexation by the municipality.

When property is proposed to be annexed, several issues arise. The city may not, for five years, rezone the property to a different land use or higher intensity than is shown on the County's current master plan unless the County Council consents to such rezoning. The city, therefore, refers all annexation requests to the Montgomery County Planning Board and County Council for review prior to city action on the request. This provides an opportunity to address any proposed rezoning as well as other concerns, such as the removal of the property from MPDU requirements and the constraints of the Adequate Public Facilities Ordinance.

### Annexation Policy Guidelines

This Amendment recommends that the County and the city of Rockville enter into the following agreement:

- The city of Rockville and the County should agree to develop a memorandum of understanding on maximum expansion limits and annexation issues. This agreement would provide the policy basis for reviewing all future annexation applications in the Upper Rock Creek Planning Area.

In this way, the issue of adequate public facilities can be addressed. Without such an agreement, there could be an imbalance between the land use recommendations and road facilities. The County's attempts to match development with transportation capacity will be frustrated if the Planning Board does not have some kind of agreement with the city as to the relationship of new development in the city to the transportation capacity outside the city.



## H. HISTORIC SITES MASTER PLAN AND ORDINANCE

There are a number and a variety of historic resources in the County. Some are protected from adverse state or federal actions through identification on the Maryland State Inventory or the National Register of Historic Places. The County, recognizing the need for additional protection for these sites and for sites of local significance, adopted a Functional Master Plan for Historic Preservation and enacted a Historic Preservation Ordinance, Chapter 24A of the County Code, in 1979.

The Montgomery County Historic Preservation Commission was created with the enactment of the County's Historic Preservation Ordinance and was charged with the responsibility of researching and evaluating historic resources according to specific criteria provided in the law. The Commission then recommends those worthy of preservation to the Planning Board for inclusion in the Master Plan for Historic Preservation and protection under the ordinance.

Upon receiving a recommendation from the Historic Preservation Commission, the Planning Board holds a public hearing to make its determination using the same criteria, considering the purposes of the ordinance, and balancing the importance of the historic resource with other public interests.

If the Planning Board that finds the historic resource should be designated, it will recommend a master plan amendment to the County Council. The Council may hold a hearing before it acts, if appropriate. Upon approval by the Council and adoption by the Planning Board of the proposed amendment, the historic resource is designated on the Master Plan for Historic Preservation, and thus, subject to the protection of the ordinance.

In several cases, because of the strategic location of the related historic resources on the property, the entire parcel associated with the site is designated as the environmental setting and is subject to regulation under the ordinance.

Designation of the entire acreage does not preclude subdivision and development under the standards of the zone. Inclusion of the entire parcel in the environmental setting, however, does require architectural review of any additional development on the site prior to the issuance of building permits. Should these properties develop, architectural review will assure the appropriate siting of, and the compatibility of, additional development permitted under the zone. Once developed, the environmental setting to be required in perpetuity under the ordinance could be reduced to the size of the lot retained for the historic structure.

The architectural and historic significance of the Upper Rock Creek Planning Area resources identified on the Locational Atlas and Index of Historic Resources in Montgomery County, the County's official historic inventory, have been reviewed as part of this Amendment.

As a result of that review, this Amendment recommends the Master Plan for Historic Preservation be amended to include the following sites:

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
22/1	Dorsey Springhouse	Dorsey Road	Laytonsville Public Golf Course
	<ul style="list-style-type: none"> <li>- The modest board and batten springhouse covers the headwaters of Rock Creek, which, next to the Potomac River, has historically been Montgomery County's most important body of water.</li> <li>- Symbolically important for its place in the agricultural and industrial growth of the County which depended on Rock Creek.</li> <li>- Environmental setting to be a 50 foot radius around the springhouse.</li> </ul>		
22/13	Chichester House	4400 Olney-Laytonsville Road	180.91 acres
	<ul style="list-style-type: none"> <li>- An interesting rural adaptation of Victorian revival styles popular for suburban residences at the end of the 19th century.</li> <li>- Constructed about 1890, the house blends traditional cottage form with interpretations of revival stylistic elements, particularly the pavilion front with its center gable breaking well above the cornice line.</li> <li>- The environmental setting should include approximately two acres encompassing the main house, a small pond to the west of the house, and a number of the mature trees which define the farm yard. The setting would be subject to further adjustment at the time of development.</li> </ul>		
22/14	Oatland Farm	Brightwood Road	30.31 Acres
	<ul style="list-style-type: none"> <li>- Architecturally this ca. 1875 house is an outstanding example of the transitional Greek Revival/Italianate style so popular in the period 1850 - 1870. It contains many touches of elegance such as the original pedimented portico and the bracketed boxed cornice.</li> <li>- Associated with the family of Washington Bowie, prominent area merchant of the early 19th century.</li> <li>- The parcel currently contains 30.31 acres; the environmental setting when delineated should include the small log house, the stone springhouse, and the Bowie family cemetery.</li> <li>- This property has been designated a TDR receiving area as part of the <u>Olney Master Plan</u>. The desirability of gaining the maximum number of TDR units will need to be balanced at the time of development with the desirability of preserving an appropriate environmental setting for the historic structure and its appurtenances.</li> </ul>		

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
22/25	J.H. Cashell Farm	5867 Muncaster Mill Rd.	350.29 Acres
	<ul style="list-style-type: none"> <li>- The earliest section of the frame Cashell Farmhouse, in the American farmhouse style, was built in the mid 19th century by the Hon. Hazel H. Cashell. His son John H. added a turrlicated, jerkin-headed Queen Anne block at the end of that century.</li> <li>- Important for its association with the Cashell family as well as the high level of architecture achieved by the hybrid-style building.</li> <li>- With appropriate lot configuration, a one acre environmental setting should provide sufficient area to preserve the integrity of the historic structure and retain some of the major trees which define its historic setting.</li> </ul>		
22/30	Barnesley House	15715 Avery Rd.	11.25 Acres
	<ul style="list-style-type: none"> <li>- A good example of a well-maintained 19th century Gothic Revival farmhouse, once so ubiquitous in Montgomery County.</li> <li>- Because this house retains its original/historic setting, the entire 11.25 acre parcel is recommended as the environmental setting in order to provide architectural review of any future development under the Preservation Ordinance.</li> <li>- Designation of the site does not preclude subdivision under the development standards of the RE-2 Zone. Inclusion of the entire parcel in the environmental setting does, however, require architectural review of any additional development on the site prior to the issuance of building permits. Once developed, the environmental setting to be required in perpetuity under the Ordinance could be reduced to the size of the lot retained for the historic structure.</li> </ul>		
22/34	Eubanks Farm	6825 Needwood Rd.	11.52 Acres
	<ul style="list-style-type: none"> <li>- Constructed in 1889 for Samuel Robertson, this irregular Queen Anne villa bears the unmistakable quality of its designer, Thomas Groomes, Montgomery County's most prolific 19th century architect and the great popularizer of the revival styles in the Rockville-Gaithersburg area.</li> <li>- Because of the desirability of retaining some views of this "irregular Queen Anne villa", the entire 11.52 acres parcel is recommended as the environmental setting to provide architectural review of any future development under the Preservation Ordinance.</li> </ul>		
22/35	Needwood Mansion	6700 Needwood Rd.	Needwood Golf Course
	<ul style="list-style-type: none"> <li>- Constructed for William George Robertson (Samuel Robertson's father). The main block, completed in 1856, repeats the tripartite motif characteristic of the late Greek revival-early Italianate periods in the windows, sidelights, and number of stories.</li> </ul>		

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>	<u>Associated Acreage</u>
-	Later flanking wings, the frame built in 1913, the brick in 1954, do not over-shadow the strength of the main block.		
-	Recommended with 11.5 acre environmental setting to include all outbuildings, the tree-lined entrance drive and acreage to either side of the drive to preserve vistas of the structure from Needwood Road.		

These properties join the following sites located within the planning area which were designated as part of previous amendments to the Master Plan for Historic Preservation.

<u>Site</u>	<u>Name</u>	<u>Location</u>	<u>Designated As Part Of</u>
22/7	Bussard Farm	Upper Rock Creek Park	September 1983 Amendment
-	Circa 1900--Two story Victorian vernacular frame structure, represents the third dwelling on the site.		
-	Associated for more than 100 years with the Magruder family, prominent in the early history of the State and County.		
-	Farm cultivated as early as 1734, reclaimed in the mid-1800's by Otho Magruder, an early proponent of agricultural innovation in the County.		
22/15	The Ridge	19000 Muncaster Rd.	September 1979 <u>Master Plan for Historic Preservation</u>
-	Pre-1753--large house of three sections, oldest (main section) is Flemish bonded brick; rubblestone kitchen dependence connected by a frame section.		
-	One of few remaining colonial homes, it was built by Zadock Magruder, a County leader; it remained in that family for 200 years.		
-	The proposed Muncaster Road (M-2) widening will not directly impact The Ridge. However, roadway design criteria should include adequate landscaping or berming to protect the historic setting.		
22/17	Flint Hill II	17800 Bowie Mill Rd.	May 1983 Amendment
-	Early 19th century log and frame farmhouse.		
-	Associated with the Bowie family, a prominent family in Montgomery County and Maryland history.		
-	The house sits on a knoll facing east and is highly visible from Bowie Mill Road. An appropriate environmental setting could be based on the 495-foot contour line and should include the house and the hillside to the front of the house to retain views of and from the structure.		
-	The barn does not need to be preserved as part of the environmental setting.		

As sites designated on the Master Plan for Historic Preservation, any application to demolish; or to substantially alter the exterior of these resources or their environmental settings, must be reviewed by the Historic Preservation Commission and a historic area work permit issued. The 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 following resources were found not to meet ordinance criteria for designation and are therefore removed from the Locational Atlas and further regulation under the ordinance:

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>
22/2	Pugh Farm	6411 Dorsey Road
22/4	Carson Farm/Log Smokehouse	MD 124 - Laytonsville
22/8	Holland Farm	19510 Muncaster Road
22/9	Duley Farm	19600 Muncaster Road
22/10	Beane Farm Barn	MD 108 & Muncaster Road
22/11	Elizabeth Darby House	Olney/Laytonsville Road near Muncaster Mill Road
22/12	Thomas Griffith House	MD 108 & Mt. Zion Road
22/16	Granby Farm	Muncaster Road
22/19	H.B. Magruder/Water Farm*	Muncaster Road near Redland Road
22/26	Belt Farm	MD 115 & Avery Road
22/27	Adamson Farmhouse	MD 115 & Avery Road
22/28	Muncaster Mill Ruins	Muncaster Mill Road & North Branch of Rock Creek
22/29	Prather Cemetery	Avery Road
22/31	Avery*	Southlawn Drive & Avery Road
22/32	"Watergate" Phone Booth*	MD 355 at College Parkway

\* No longer standing.

The properties, noted above, will be listed in the Appendix of the Master Plan for Historic Preservation along with the following sites removed from the Locational Atlas as part of previous amendments, as having been reviewed and found unsuitable for further regulation under the County's Historic Preservation Ordinance:

<u>Site</u>	<u>Name</u>	<u>Removed As Part Of:</u>
22/5	Caven/Sabine Farm	May 1983 Amendment
22/6	Newmantown (Ross Wheat)	May 1983 Amendment
22/18	Cashell (Hazel) Farm-Outbuildings	May 1983 Amendment
22/21	Griffith (David) House	May 1983 Amendment
22/22	Cookes Range/Pope Farm	May 1983 Amendment
22/23	Cashell - Tenant House	May 1983 Amendment
22/24	Robertson Log House (Ruins)	May 1983 Amendment

Although removed from the Locational Atlas, all sites would remain on the Maryland Historic Trust's Inventory of State Historical Resources.

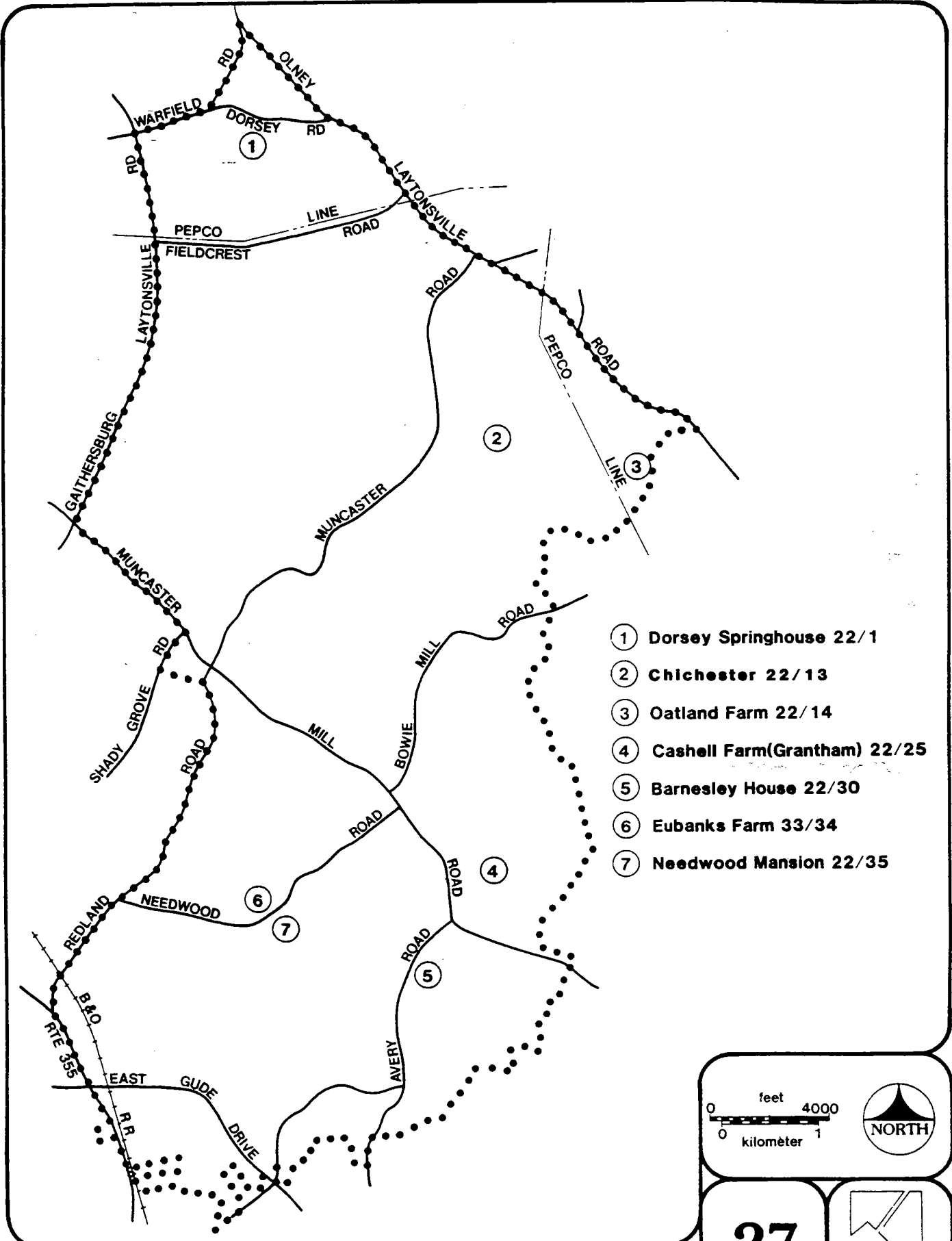
In addition to these individual historic sites, the Locational Atlas identifies three historic districts within the planning area. These Locational Atlas districts are:

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>
22/3	Claysville	Olney/Laytonsville Road in the vicinity of Riggs Road
22/20	Redland	North & southeast quadrants, Muncaster Mill and Redland Road
22/23	Derwood Station	Redland & Derwood Road along the B&O Railroad north

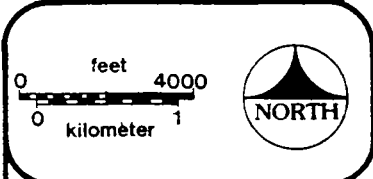
These three districts will be reviewed and a determination made on their historic status as separate amendments to the Master Plan for Historic Preservation. In the interim all properties within these Locational Atlas districts are protected under the Moratorium on Alteration and Demolition Provision of the County's Preservation Ordinance which requires a review prior to the issuance of permits to demolish or substantially alter Atlas resources.

The location and status of all historic resources within the Upper Rock Creek Planning Area that are recognized on the Locational Atlas are shown in the following three figures.

NOTE: APPENDIX J PROVIDES DEFINITIONS OF PLANNING TERMS USED THROUGHOUT THIS AMENDMENT.



- ① Dorsey Springhouse 22/1
- ② Chichester 22/13
- ③ Oatland Farm 22/14
- ④ Cashell Farm(Grantham) 22/25
- ⑤ Barnesley House 22/30
- ⑥ Eubanks Farm 33/34
- ⑦ Needwood Mansion 22/35

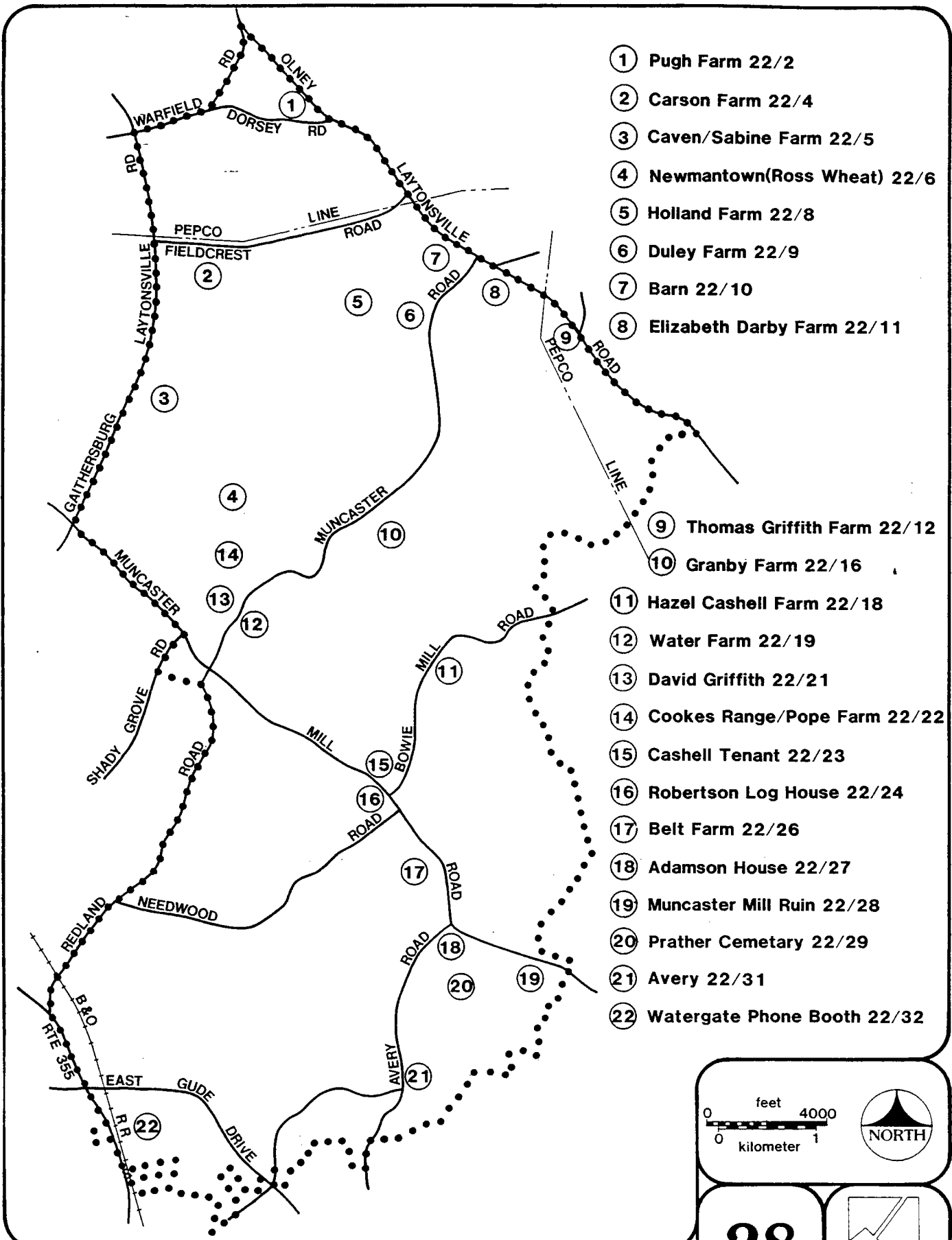


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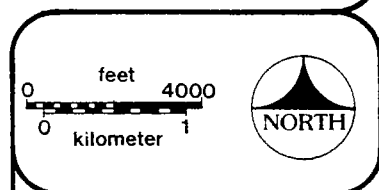
FIGURE

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

SITES DESIGNATED ON THE MASTER  
 PLAN FOR HISTORIC PRESERVATION



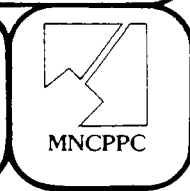
- ① Pugh Farm 22/2
- ② Carson Farm 22/4
- ③ Caven/Sabine Farm 22/5
- ④ Newmantown(Ross Wheat) 22/6
- ⑤ Holland Farm 22/8
- ⑥ Duley Farm 22/9
- ⑦ Barn 22/10
- ⑧ Elizabeth Darby Farm 22/11
- ⑨ Thomas Griffith Farm 22/12
- ⑩ Granby Farm 22/16
- ⑪ Hazel Cashell Farm 22/18
- ⑫ Water Farm 22/19
- ⑬ David Griffith 22/21
- ⑭ Cookes Range/Pope Farm 22/22
- ⑮ Cashell Tenant 22/23
- ⑯ Robertson Log House 22/24
- ⑰ Belt Farm 22/26
- ⑱ Adamson House 22/27
- ⑲ Muncaster Mill Ruin 22/28
- ⑳ Prather Cemetary 22/29
- ㉑ Avery 22/31
- ㉒ Watergate Phone Booth 22/32



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

SITES REMOVED FROM THE  
 LOCATIONAL ATLAS

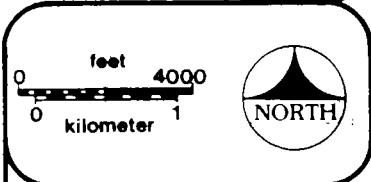
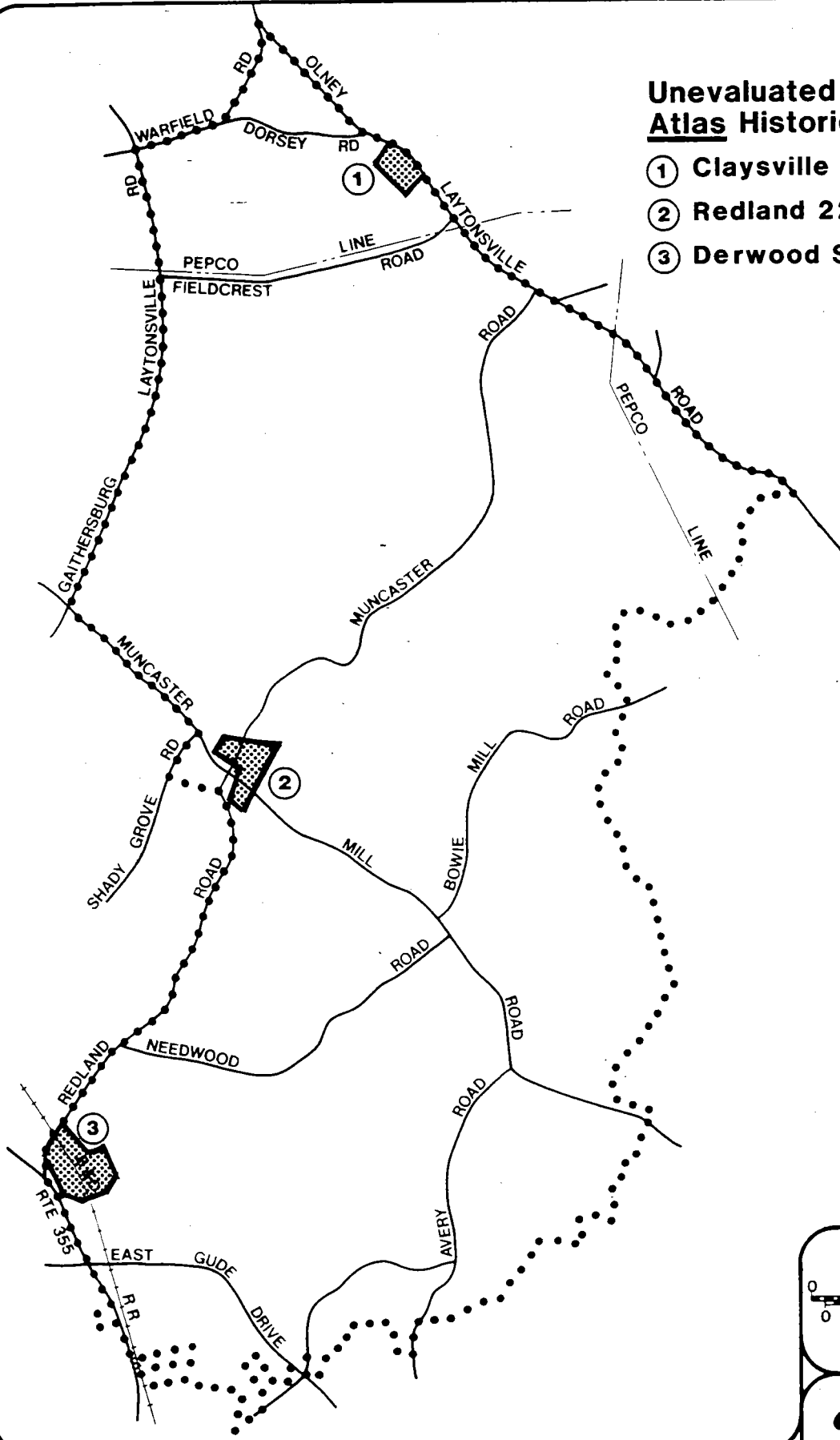
**28**  
 FIGURE





# Unevaluated Locational Atlas Historic Districts

- ① Claysville 22/3
- ② Redland 22/20
- ③ Derwood Station 22/33



**29**  
FIGURE



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

**LOCATIONAL ATLAS**  
**HISTORIC DISTRICTS**