

**UPPER PATUXENT AMENDMENT  
NOTICE EMAILS OF PLANNING BOARD  
ACTIONS AT WORKSESSION #3 ON  
2.10.2011**

**(15/1, 15/4, 15/27, 15/28, 15/117)**

## **15/1 PARR'S SPRING**

**From:** Youla, Sandra

**Sent:** Thursday, February 17, 2011 2:58 PM

**To:** Elaine Howes

**Cc:** Whipple, Scott; Kelly, Clare; Youla, Sandra

**Subject:** 15-1 Parr's Spring (4704 Old Baltimore National Pike) -- Results of Planning Board Deliberations in Worksession #3 on Thurs., 2.10.2011

**Importance:** High

To: Ms. Elaine Howes (Local Owner)

cc by mail: Four County Farm Development Co., Inc, c/o Doris M. Rust, 803 E. Elizabeth Street, Fort Collins, CO 80524-3844 (Owner of Record)

### Planning Board Deliberations

Ms. Howes, the Planning Board met on Thurs 2.10.2011 and decided to recommend to the County Council that 15/1 Parr's Spring be designated on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The Planning Board also discussed the possibility of a future study of the boundary stones along the Frederick/Montgomery and Montgomery/Howard boundaries, which would include Parr's Spring.

You may watch archived video of the Planning Board meeting by going to [www.PlanningBoard.org](http://www.PlanningBoard.org), clicking on the link that says "watch live and video archives," and following the instructions.

### Future Process

We will now prepare the *Planning Board Draft Upper Patuxent Area Resources Amendment to the Master Plan for Historic Preservation*. This document will reflect the Planning Board's recommendations on designation to the *Master Plan for Historic Preservation* and decisions re: removal and addition to the *Locational Atlas*. The Regional District Act requires the Planning Board to transmit a master plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. County Council staff will notify you of the public hearing date.

After the hearing record is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board Draft Plan, as revised. The County Council thus makes the final determination on whether to designate a resource on the *Master Plan for Historic Preservation*.

After Council approval, the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

#### Historic Area Work Permits

Should 15/1 Parr's Spring be designated on the *Master Plan for Historic Preservation*, a Historic Area Work Permit (HAWP) application must be approved before exterior changes to the historic resource may be made and before the Montgomery County Department of Permitting Services may issue any other required permits. The Historic Preservation Commission reviews HAWP applications. The HPC approves the vast majority of HAWP applications that it reviews. Historic Preservation staff is available to work with applicants to ensure that the proposed changes are historically and architecturally compatible with the resource and the HAWP is approvable. There is no permit fee for filing a HAWP.

#### Questions

If you have any questions, please contact my supervisor, Mr. Scott Whipple, at [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) (same as email above) or 301-563-3400.

*Sandra L. Youla AICP  
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web: [www.MontgomeryPlanning.org/historic](http://www.MontgomeryPlanning.org/historic)*

**From:** Youla, Sandra

**Sent:** Friday, February 04, 2011 5:23 PM

**Subject:** Upper Patuxent Area Historic Resources -- Planning Board Worksession #3 on Thurs., 2.10.2011

**Importance:** High

## **UPPER PATUXENT AREA RESOURCES UNDER EVALUATION FOR HISTORIC DESIGNATION**

## **Planning Board Worksession #3: Thursday, February 10, 2011**

### **Individual Sites Where the HPC and Staff Disagree, Other Recommendations**

#### **Auditorium, 8787 Georgia Avenue, Silver Spring**

The Planning Board will hold Worksession #3 on Individual Sites Where the HPC and Staff Disagree and Other Recommendations on Thursday, February 10, 2011 during its normal agenda in the auditorium of the Montgomery Regional Offices, 8787 Georgia Avenue, Silver Spring.

The five individual sites under consideration are listed below. The Planning Board will evaluate the resources to determine whether they should be recommended to the County Council for designation on the *Master Plan for Historic Preservation*. The Planning Board will also update *the Locational Atlas* as necessary.

- 15/1 Parr's Spring, 4704 Baltimore National Pike
- 15/4 Alfred Baker House, 28901 Kemptown Road
- 15/27 Col. Lyde Griffith/Merhle Warfield Farm, 7305 & 7307 Damascus Road
- 15/28 Luther Moore Farm, 7201 Damascus Road
- 15/117 Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church, 26310 Mullinix Mill Road

Other recommendations under consideration concern the text, tables, and maps of the Amendment, as discussed in the staff report.

Members of the public are encouraged to attend the worksession, particularly owners and representatives of properties under discussion. Members of the public may speak on the record if questioned by Planning Board members.

To see a copy of the staff report and Planning Board Agenda, go to <http://www.montgomeryplanningboard.org/agenda/2011/agenda20110210e.html>. Note that Planning Board agendas are subject to change.

For additional information about the *Upper Patuxent Area Amendment to the Master Plan for Historic Preservation*, go [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent).

*Sandra Youla*  
*Senior Historic Preservation Planner | Historic Preservation Unit*  
*Functional Planning and Policy Division*  
*Montgomery County Planning Department | MNCPPC*  
*8787 Georgia Avenue*  
*Silver Spring, MD 20910*  
*Tel: 301.563.3419*  
*Fax: 301.563.3412*  
*Email: [sandra.youla@mncppc-mc.org](mailto:sandra.youla@mncppc-mc.org)*

## **15/4 ALFRED BAKER HOUSE**

**From:** Jean Barton

**Sent:** Sunday, February 13, 2011 9:30 AM

**To:** Youla, Sandra

**Subject:** Re: FW: Upper Patuxent Area Resources -- Planning Board Worksession #3 on Thurs. 2.10.2011 -- 15-4 Al Baker

Sandra:

Thank you for the final decision and your very clear and detailed explanation of next steps. Your help has been much appreciated.

J. Barton

--- On **Sat, 2/12/11**, Youla, Sandra <[Sandra.Youla@mncppc-mc.org](mailto:Sandra.Youla@mncppc-mc.org)> wrote:

From: Youla, Sandra <[Sandra.Youla@mncppc-mc.org](mailto:Sandra.Youla@mncppc-mc.org)>

Subject: FW: Upper Patuxent Area Resources -- Planning Board Worksession #3 on Thurs. 2.10.2011 -- 15-4 Al Baker

To: Jean Barton

Cc: "Whipple, Scott" <[Scott.Whipple@mncppc-mc.org](mailto:Scott.Whipple@mncppc-mc.org)>, "Youla, Sandra" <[Sandra.Youla@mncppc-mc.org](mailto:Sandra.Youla@mncppc-mc.org)>, "Kelly, Clare" <[Clare.Kelly@mncppc-mc.org](mailto:Clare.Kelly@mncppc-mc.org)>

Date: Saturday, February 12, 2011, 2:17 PM

### Planning Board Deliberations

Dr. Barton, the Planning Board met on Thurs 2.10.2011 and decided to recommend to the Co. Co. that 15/4 Alfred Baker House not be designated on the *Master Plan for Historic Preservation*. The Planning Board also removed the resource from the *Locational Atlas*. You may watch archived video of the Planning Board meeting by going to [www.PlanningBoard.org](http://www.PlanningBoard.org), clicking on the link that says "watch live and video archives," and following the instructions.

### Future Process

We will now prepare the *Planning Board Draft Upper Patuxent Area Resources Amendment to the Master Plan for Historic Preservation*. This document will reflect the Planning Board's recommendations on designation to the *Master Plan for Historic Preservation* and decisions re: removal and addition to the *Locational Atlas*. The Regional District Act requires the Planning Board to transmit a master plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

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### Questions

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-----Original Message-----

**From:** Youla, Sandra

**Sent:** Wed 2/9/2011 12:04 AM

**To:** Jean Barton

**Cc:** Youla, Sandra

**Subject:** Upper Patuxent Area Resources -- Planning Board Worksession #3 on Thurs. 2.10.2011

Dr. Barton, here is information on Planning Board Worksession #3, which I promised to email you tonight when you called. Call if you have further questions.

## **UPPER PATUXENT AREA RESOURCES UNDER EVALUATION FOR HISTORIC DESIGNATION**

### **Planning Board Worksession #3: Thursday, February 10, 2011 Individual Sites Where the HPC and Staff Disagree, Other Recommendations**

### **Auditorium, 8787 Georgia Avenue, Silver Spring**

The Planning Board will hold Worksession #3 on Individual Sites Where the HPC and Staff Disagree and Other Recommendations on Thursday, February 10, 2011 during its normal agenda in the auditorium of the Montgomery Regional Offices, 8787 Georgia Avenue, Silver Spring.

The five individual sites under consideration are listed below. The Planning Board will evaluate the resources to determine whether they should be recommended to the County Council for designation on the *Master Plan*

for Historic Preservation. The Planning Board will also update *the Locational Atlas* as necessary.

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Other recommendations under consideration concern the text, tables, and maps of the Amendment, as discussed in the staff report.

Members of the public are encouraged to attend the worksession, particularly owners and representatives of properties under discussion. Members of the public may speak on the record if questioned by Planning Board members.

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For additional information about the *Upper Patuxent Area Amendment to the Master Plan for Historic Preservation*, go [www.montgomeryplanning.org/historic/upperpatuxent](http://www.montgomeryplanning.org/historic/upperpatuxent).

*Sandra Youla*  
*Senior Historic Preservation Planner | Historic Preservation Unit*  
*Functional Planning and Policy Division*  
*Montgomery County Planning Department | MNCPPC*  
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## **15/27 COL. LYDE GRIFFITH/MERHLE WARFIELD FARM**

**From:** Youla, Sandra  
**Sent:** Fri 2/11/2011 7:17 PM  
**To:** Youla, Sandra  
**Cc:**  
**Subject:** FW: 15-27 Col. Lyde Griffith PB decision on Thurs., 2.10.2011

See below, re: 15/27 Col. Lyde Griffith PB decision at Worksession #3.

-----Original Message-----

**From:** Youla, Sandra  
**Sent:** Fri 2/11/2011 6:15 PM  
**To:** Sharon Warfield  
**Cc:** Whipple, Scott; Kelly, Clare; Hardy, Dan; Hardy, Dan; Cole, Larry; Youla, Sandra  
**Subject:** RE: Upper Patuxent Area Historic Resources -- Planning Board Worksession #3 on Thurs., 2.10.2011

### Planning Board Deliberations

Mr. and Ms. Warfield, the Planning Board met yesterday afternoon and voted to recommend to the County Council that your property not be designated on the *Master Plan for Historic Preservation*. The Planning Board also removed your property from the *Locational Atlas*.

I made sure to let Planning Board members know that you were adamantly opposed to designation and had testified previously. I also let them know that you had one of only five remaining dairy farms in the county, and you felt that you were already subject to a great deal of regulation.

I am off today, but learned that you came at 7:00 p.m. last night and found that the Planning Board item was already over. I am very sorry for your inconvenience. Planning Board agendas change, as noted in the email chain that I sent to your wife below, and in this case, the item was postponed from 2.4.2010 to 2.10.2010 due to weather, then moved from the evening to the afternoon, and on the day of, delayed twice.

We send property owners written notice of the date of the public hearing, where the Planning Board takes testimony. It is the Planning Board's policy that owners then should follow the Planning Board's agenda on the Planning Board's website (address in email below) to learn the dates of Planning Board worksessions. In worksessions, the Planning Board formulates its recommendations on whether resources should be designated on the *Master Plan for Historic Preservation* and its decisions regarding the *Locational Atlas*. We also post Planning Board public hearing and worksession dates on our Upper Patuxent webpage (address below). I called your wife last Friday because I know it is difficult for property owners to keep track of the process and worksession dates.

### Future Process



We will now prepare the *Planning Board Draft Upper Patuxent Area Resources Amendment to the Master Plan for Historic Preservation*. This document will reflect the Planning Board's recommendations on designation to the *Master Plan for Historic Preservation* and decisions re: removal and addition to the *Locational Atlas*. The Regional District Act requires the Planning Board to transmit a master plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

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#### Questions

If you have any questions, please contact my supervisor, Mr. Scott Whipple, at [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) or 301-563-3400. He also will be able to give you a time estimate.

Again, we are very sorry for your inconvenience.

*Sandra Youla*

*Senior Historic Preservation Planner | Historic Preservation Unit  
Functional Planning and Policy Division  
Montgomery County Planning Department | MNCPPC  
8787 Georgia Avenue  
Silver Spring, MD 20910  
Tel: 301.563.3419  
Fax: 301.563.3412  
Email: [sandra.youla@mncppc-mc.org](mailto:sandra.youla@mncppc-mc.org)*

-----Original Message-----

**From:** Youla, Sandra

**Sent:** Fri 2/4/2011 5:56 PM

**To:** Sharon Warfield

**Cc:** Whipple, Scott; Youla, Sandra; Kelly, Clare

**Subject:** FW: Upper Patuxent Area Historic Resources -- Planning Board Worksession #3 on Thurs., 2.10.2011

To: Ms. Sharon Warfield, Mr. Wayne Warfield, Babble Brook Farm (15/27 Col. Lyde Griffith Farm)

Ms. Warfield, we just spoke, and below is the email I said I would send you regarding the upcoming Planning Board Worksession on Thurs. Feb. 10, 2011, where the Planning Board will deliberate on whether to recommend historic designation of your farm. I am very sorry to learn that you both thought the designation process was over after the Historic Preservation Commission made its recommendations and after Mr. Warfield testified several times. I know this process is complex.

As we discussed, first the HPC holds a public hearing and then worksessions and makes recommendations, then the Planning Board does the same, and then the County Council holds a public hearing and worksessions and makes the final decisions.

I called because I wanted to alert you, in case you wanted to attend the Planning Board worksession. Normally, the public may not speak on the record at worksessions, but the Planning Board may ask property owners questions.

Please call my supervision, Mr. Scott Whipple, at 301-563-3400, if you have any more questions. Again, sorry for any confusion.

Sandra Youla

301-56-3400

-----Original Message-----

**From:** Youla, Sandra

**Sent:** Fri 2/4/2011 5:22 PM

**Subject:** Upper Patuxent Area Historic Resources -- Planning Board Worksession #3 on Thurs., 2.10.2011

## **UPPER PATUXENT AREA RESOURCES UNDER EVALUATION FOR HISTORIC DESIGNATION**

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- 15/28 Luther Moore Farm, 7201 Damascus Road
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Other recommendations under consideration concern the text, tables, and maps of the Amendment, as discussed in the staff report.

Members of the public are encouraged to attend the worksession, particularly owners and representatives of properties under discussion. Members of the public may speak on the record if questioned by Planning Board members.

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Sandra Youla  
Senior Historic Preservation Planner | Historic Preservation Unit  
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## **15/28 LUTHER W. MOORE FARM**

**From:** Youla, Sandra

**Sent:** Saturday, February 12, 2011 2:30 PM

**To:** DB Martin

**Cc:** Whipple, Scott; Youla, Sandra; Kelly, Clare

**Subject:** 15-28 Luther Moore Farm -- Result of Planning Board Deliberations on 2.10.2011

### Planning Board Deliberations

Ms. Martin, the Planning Board met on Thurs 2.10.2011 and decided to recommend to the Co. Co. that 15/28 Luther Moore Farm not be designated on the *Master Plan for Historic Preservation*. The Planning Board also removed the resource from the *Locational Atlas*. You may watch archived video of the Planning Board meeting by going to [www.PlanningBoard.org](http://www.PlanningBoard.org), clicking on the link that says "watch live and video archives," and following the instructions.

I am very sorry that the Planning Board agenda was rearranged and that you could not stay long enough to be present for the item.

### Future Process

We will now prepare the *Planning Board Draft Upper Patuxent Area Resources Amendment to the Master Plan for Historic Preservation*. This document will reflect the Planning Board's recommendations on designation to the *Master Plan for Historic Preservation* and decisions re: removal and addition to the *Locational Atlas*. The Regional District Act requires the Planning Board to transmit a master plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

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After Council approval, the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

## Questions

If you have any questions, please contact my supervisor, Mr. Scott Whipple, at [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) (same as email above) or 301-563-3400. Again, I am very sorry for the inconvenience caused to you by the re-arrangement of the Planning Board's agenda.

*Sandra Youla*  
*Senior Historic Preservation Planner | Historic Preservation Unit*  
*Functional Planning and Policy Division*  
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# **15/117 MT. LEBANON METHODIST PROTESTANT CHURCH**

**From:** Youla, Sandra

**Sent:** Tuesday, February 15, 2011 3:01 PM

**To:** Kathy Taylor

**Cc:** Youla, Sandra; Whipple, Scott; Kelly, Clare

**Subject:** 15-117 Mt. Lebanon School-Site of Mt. Lebanon MEC -- Result of PB Deliberations in Worksession #3 on Thurs., 2.10.2011,

**Importance:** High

To: Ms. Kathy Taylor, Owner, 15/117 Mt. Lebanon School House/Site of Mt. Lebanon MEC, 26310 Mullinix Mill Road

## Planning Board Deliberations

Ms. Taylor, the Planning Board met on Thurs 2.10.2011 and decided to recommend to the County Council that 15/117 Mt. Lebanon School/Site of Mt. Lebanon MEC be designated on the Master Plan for Historic Preservation. The Planning Board also added the resource to the *Locational Atlas*. You may watch archived video of the Planning Board meeting by going to [www.PlanningBoard.org](http://www.PlanningBoard.org), clicking on the link that says "watch live and video archives," and following the instructions.

## Future Process

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## Questions

If you have any questions, please contact my supervisor, Mr. Scott Whipple, at [scott.whipple@montgomeryplanning.org](mailto:scott.whipple@montgomeryplanning.org) (same as email above) or 301-563-3400.

*Sandra L. Youla AICP  
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**From:** Youla, Sandra

**Sent:** Friday, February 04, 2011 5:23 PM

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