



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

HPC
Item # I
1-20-2010

MEMORANDUM

DATE: January 13, 2010
TO: Historic Preservation Commission
FROM: Sandra Youla, Historic Preservation Planner (301-562-3400)
Clare Lise Kelly, Research & Designation Coordinator, Urban Design and
Preservation Division/Montgomery County Planning Department
VIA: Scott Whipple, Historic Preservation Supervisor

SUBJECT: *Staff Draft Amendment to the Master Plan for Historic Preservation:
Upper Patuxent Resources (December 2009)*

BACKGROUND

The responsibilities of the Historic Preservation Commission (HPC) include researching historic resources, recommending to the Planning Board that certain of them be designated on the *Master Plan for Historic Preservation*, and recommending to the Planning Board updates to the *Locational Atlas and Index of Historic Sites*. The *Locational Atlas* is an inventory of potential historic sites published by the Planning Board in 1976. Adopted in 1979, the Preservation Ordinance¹ set up a process for evaluating *Locational Atlas* resources for designation on the Master Plan for Historic Preservation. The ordinance lists criteria to be used for evaluation. The County Council has directed historic preservation staff to finish evaluating all resources on the *Locational Atlas*. There were originally over 1,000 resources in 26 planning areas. There are now about 160 resources left to evaluate in six planning areas. The remaining resources are located in the north and west regions of the county.

The upper portion of Planning Area (PA) 15 is now under review, along with select other properties (resources in the lower portion of PA 15 were previously evaluated). Historic Preservation staff prepared research forms and the *Staff Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Resources (December 2009)*, and these are incorporated into this staff report by reference. These documents address thirty-one historic resources (two districts and twenty-nine individual sites) found mainly in the Upper Patuxent area of Montgomery County. All the resources included in this amendment are located within Montgomery County's 93,000-acre Agricultural Reserve. The *Preservation of Agriculture and Rural Open Space Functional Master Plan*, which proposed the Agricultural Reserve, was approved and adopted in October 1980. This master plan recognized the special character to this

¹ Montgomery County Code, Chapter 24A. Historic Resources Preservation.

region of the county and set up a policy for preserving farmland and open space. Many of the resources considered in this Amendment are farmsteads and villages that contribute significantly to the rural character of the Agricultural Reserve.

DISCUSSION

Under consideration in the *Staff Draft Amendment* are thirty-one historic resources, including two districts (Clagettsville and Etchison). Twenty-eight of the resources are identified on the *Locational Atlas*. Three resources, not currently on the *Locational Atlas*, were identified by staff as having potential significance during the survey of the Upper Patuxent area. Most resources under consideration are or were located within Upper Planning Area 15 (Upper Patuxent).² The Amendment also includes three resources located in PA 10 (Little Bennett) that are adjacent or near PA 15 and historically related to it. Two *Locational Atlas* resources (10/15 and 12/10) were included in this amendment at the request of the property owners. A location map from the *Staff Draft Amendment* (p2) is included in an Appendix of this staff report. Two of the resources in the Amendment have been moved to new locations since first identified on the *Locational Atlas*: one to Frederick County and one to Planning Area 17 (Poolesville). Readers should note that a number of historic resources within the Upper Patuxent area originally listed on the *Locational Atlas* as it was published in October 1976 have already been removed from the *Locational Atlas*, and one resource (15/23 Perry Etchison House) has been designated on the *Master Plan for Historic Preservation*.

Staff recommends that 15 resources be designated on the *Master Plan for Historic Preservation*, including three resources not currently identified on the *Locational Atlas*. In addition staff recommends that the three resources not on the *Location Atlas* be added to the *Locational Atlas* until such time as they are designated on the *Master Plan for Historic Preservation*. Finally staff recommends that 16 resources be removed from the *Locational Atlas*.

² Planning Area 15 (Patuxent) is split into two non-contiguous areas – a lower portion and an upper portion. Generally, Upper Planning Area 15 extends on the northwest along the Frederick-Montgomery County boundary from Kemptown Road (Rt 80) to Parr’s Spring at the northernmost point of the county; on the east along the Patuxent River to Hipsley Mill Road; on the south along Hipsley Mill Road to Laytonsville Road (Rt 108) at Etchison; and on the west along Kemptown Road (Rt 80), Ridge Road (Rt 27), a portion of the boundary of Planning Area 11: Patuxent between Ridge Road and Damascus Road (Rt 108), and along a portion of Damascus Road to Laytonsville Road (Rt 108).

SUMMARY OF RESOURCES AND STAFF RECOMMENDATIONS

Resource Number	Resource Name	Address	Recommendation: Designate based on listed criteria; (*) add to Locational Atlas; (X) Remove from Loacational Atlas	Staff Draft Page
10/1	Friendship	28110 Ridge Road	1a, 1d, 2a	p. 4
10/3	John Moxley House	28800 Kemptown Road	X	p. 42
10/5	John D. Purdum House	28814 Kemptown Road	X	p. 42
10/18	Burdette-Riddle Farm	27100 Purdum Road	X	p. 43
12/10	James Lauman Farm	22000 Peach Tree Road	X	p. 45
15/1	Parr's Spring	4704 Baltimore Nat'l Pike	1a, 1d	p. 6
15/2	Matthew Molesworth Farm	13501 Penns Shop Road	X	p. 46
15/3	Rezin Moxley House	3597 Medd Road	X	p. 47
15/4	Alfred Baker House	28901 Kemptown Road	1a, 1c, 1d	p. 8
15/5	Molesworth-Burdette Farm	28600 Ridge Road	1a, 1d, 2a, 2d, 2e	p. 10
15/6	Becraft Farm	28500 Ridge Road	X	p. 48
15/7	Brown's Tobacco House	28601 Ridge Road	X	p. 49
15/8	Clagettville Historic District	Vicinity Ridge Road & Kemptown Road	1a, 1d, 2a, 2d	p. 12
15/9	Capt Clagett-Hilton Farm	28055 Ridge Road	X	p. 50
15/12	Thompson-Woodfield Farm	27211/27217 Long Corner Road	X	p. 51
15/13	Shipleigh-Mullinix Farm	27001 Long Corner Road	1a, 1d, 2a, 2d, 2e	p. 20
15/14	Mullinix Store Site	Mullinix Mill Road	X	p. 52
15/16	Clagett-Brandenburg Farm & Tobacco House	26360 Mullinix Mill Road	1a, 1d, 2a, 2e	p. 22
15/17	Sarah Brandenburg Farm	26301 Mullinix Mill Road	1a, 1d, 2a, 2d	p. 24
15/19	Warthan-Day Farm	8711 Damascus Road	X	p. 53
15/20	Mt Lebanon MP Church-Cemetery	8115 Damascus Road	1a, 1c, 1d, 2a, 2e	p. 26
15/21	John O. Etchison House	25611 Long Corner Road	X	p. 54
15/24	Wilson Warfield Farm	26725 Annapolis Rock Road	X	p. 55
15/26	Fred Watkins Farm	7373 Damascus Road	X	p. 57
15/27	Col Lyde Griffith/Mehrle Warfield Farm	7305 Damascus Road	1a, 1c, 1d, 2a	p. 28
15/28	Luther W Moore Farm	7201 Damascus Road	1a, 1d, 2a	p. 30
15/29	Etchison Historic District	Vicinity Laytonsville & Damascus Roads	1a, 1d, 2a, 2d	p. 32
15/30	Log Barn Site	24899 Halterman Road	X	p. 58
15/71	Chrobot House (Margaret Price House)	24724 Hipsley Mill Road	1a, 1d, 2a (*)	p. 36
15/73	Basil Warfield Farm	8251/8201 Damascus Road	1a, 1d, 2a, 2e (*)	p. 38
15/117	Mt Lebanon School/Site of Mt Lebanon ME Church	26310 Mullinix Mill Road	1a, 1d, 2a (*)	p. 40

STAFF RECOMMENDATIONS

Staff recommends that the Historic Preservation Commission endorse staff recommendations, as found in this staff report, research forms prepared by staff, and the *Staff Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Resources (December 2009)* and transmit these findings and recommendations in the form of a *Public Hearing Draft* to the Planning Board for its consideration and action.

Staff’s detailed recommendations and findings are as follows:

1. Designate on Master Plan for Historic Preservation/Add Select Properties to the Locational Atlas:

The following resources have been found to meet criteria for designation as outlined in the table above and the narrative that follows and are recommended for designation on the *Master Plan for Historic Preservation*. Resources not currently on the *Locational Atlas* and identified below with an asterisk (*) are recommended to be added to the *Locational Atlas* until such time as they are designated on the *Master Plan*.

Resource #	Historic Name	Street Address	
10/1	Friendship	28110	Ridge Road
15/1	Parr's Spring	4704	Baltimore Nat'l Pike
15/4	Alfred Baker House	28901	Kempton Road
15/5	Molesworth-Burdette Farm	28600	Ridge Road
15/8	Clagettville Historic District	Vicinity Ridge Road & Kempton Road	
15/13	Shiple-Mullinix Farm	27001	Long Corner Road
15/16	Clagett-Brandenburg Farm & Tobacco House	26360	Mullinix Mill Road
15/17	Sarah Brandenburg Farm	26301	Mullinix Mill Road
15/20	Mt Lebanon MP Church-Cemetery	8115	Damascus Road
15/28	Luther W Moore Farm	7201	Damascus Road
15/27	Col Lyde Griffith/Merhle Warfield Farm	7305	Damascus Road
15/29	Etchison Historic District	Vicinity Laytonsville & Damascus Roads	
15/71	Chrobot House (Margaret Price House)*	24724	Hipsley Mill Road
15/73	Basil Warfield Farm*	8251/8201	Damascus Road
15/117	Mt Lebanon School/Site of Mt Lebanon ME Church*	26310	Mullinix Mill Road

2. Remove from Locational Atlas:

The following resources have been found not to meet any criteria for designation and are recommended for removal from the *Locational Atlas and Index of Historic Sites*:

Resource #	Historic Name	Street Address	
10/3	John Moxley House	28800	Kemptown Road
10/5	John D. Purdum House	28814	Kemptown Road
10/18	Burdette-Riddle Farm	27100	Purdum Road
12/10	James Lauman Farm	22000	Peach Tree Road
15/2	Matthew Molesworth Farm	13501	Penns Shop Road
15/3	Rezin Moxley House	3597	Medd Road
15/6	Becraft Farm	28500	Ridge Road
15/7	Brown's Tobacco House	28601	Ridge Road
15/9	Capt Clagett-Hilton Farm	28055	Ridge Road
15/12	Thompson-Woodfield Farm	27211/27217	Long Corner Road
15/14	Mullinix Store Site		Mullinix Mill Road
15/19	Warthan-Day Farm	8711	Damascus Road
15/21	John O. Etchison House	25611	Long Corner Road
15/24	Wilson Warfield Farm	26725	Annapolis Rock Road
15/26	Fred Watkins Farm	7373	Damascus Road
15/30	Log Barn Site	24899	Halterman Road

CORRECTIONS

The following corrections should be made (corrections are underlined):

1. Staff Draft Amendment
 - pp2,3, 29 Correct the name of Resource 15/27 to Merhle Warfield
 - p2 15/21 25611 Long Corner Road
 - p13 15/8 Clagettsville -- Second paragraph, fourth sentence: The historic district contains 37 primary resources.
 - p31 15/28 Luther Moore Farm -- Criteria: 1a, 1d, 2a
 - pp2,53 Warthan-Day
2. Research (MIHP) forms:
 - 15/29 Etchison Historic District -- Page 7-7 first paragraph -- Replace last sentence with the following: Washington Bowman and his sister Gertrude Bowman Weber (see 24200), were children of Martha Hawkins Bowman, who was the youngest child of Thomas and Susan Hawkins.
 - 15/19 Warthan-Day
 - 15/27 Merhle Warfield

INDIVIDUAL RESOURCES

Please refer to the Appendix to see a list of the criteria to be used in the evaluation of historic resources for designation on the *Master Plan of Historic Preservation*.

Individual Resources Recommended for Designation

10/1 Friendship Farm, 28110 Ridge Road

Friendship Farm has historical and architectural significance because of the following:

- Farm derived from one of the earliest and largest land patents in the area, farm named after patent
- Continuous possession of the Moxley family, as descended from Nehemiah Moxley through his son George, since 1786. Still currently owned by a descendant
- Outstanding comprehensive farmstead that typifies farming as it evolved in Montgomery County through the nineteenth and twentieth centuries
- Dual-entrance log dwelling house covered by siding, one of the earliest Montgomery County examples of this regional and uncommon type derived from German building traditions in Pennsylvania
- Family and slave cemeteries
- Valley setting, a long-standing landmark of the Clagettsville-area landscape.

The resource meets criteria: 1a, 1d, 2a.

15/1 Parr's Spring, 4704 Baltimore National Pike

Parr's Spring has statewide and local historical significance because of the following:

- Headwaters of the Potapsco River (not the Patuxent, as long thought)
- Long-established boundary point for various counties since 1726
- Montgomery County's boundary point since 1776
- Illustrative of Maryland's exploration and development – marked two jurisdictions in 1726; four in 1776 (Montgomery, Frederick, Baltimore, and Anne Arundel); a different four in 1851 (Montgomery, Frederick, Carroll, and Howard)
- Reference point on early maps (1795 Griffith's Map of Maryland, possibly the 1707 Franz Ludwig Michel Map of the Shenandoah Valley and Upper Potomac River)
- Identified in notable surveys (1834 Frederick-Montgomery County Boundary Survey, 1980 Frederick-Montgomery-Howard County Resurvey conducted by the Maryland Geological Survey at the request of the Maryland Assembly)
- Unique marker design and placement -- at least fifty years old, within pond, four-faced design with relevant county initial on each side, marks site of spring and county junction
- Original boundary stone or stones believed to remain submerged on site are probably among earliest boundary markers the state

The resource meets criteria: 1a, 1d.

15/4 Alfred Baker House, 28901 Kempton Road

The Alfred Baker House is historically significant because of the following:

- Residence from about 1850 to 1885 of Alfred Baker (b. 1812, d. 1885), early circuit rider who was a Methodist Protestant minister for 45 years (1840 to 1885)
- Only identified historic resource in the Upper Patuxent known to be the home of a Methodist Protestant minister and, in addition, the only known residence of a circuit-riding minister
- Circuit-riding ministers helped disseminate the Methodist Protestant religion, a major nineteenth-century cultural influence in United States, Maryland, and particularly the Upper Patuxent
- Alfred Baker's life is highly illustrative of nineteenth century circuit riders: long-tenure as a minister, numerous circuit appointments, wide travels, dual occupation as farmer/minister, with wife who farmed for him while he travelled the circuit
- Farmstead is representative of the circuit rider's lifestyle, with farming necessary to support the minister
- Alfred Baker was a minister serving Brown's Chapel and Montgomery Chapel, significant Upper Patuxent churches that played key roles in Methodist Protestant religion in the county

The resource meets criteria: 1a, 1c, 1d.

15/5 Molesworth-Burdette Farm, 28600 Ridge Road

The Molesworth –Burdette Farm is architecturally and historically significant because of the following:

- outstanding farm complex with high level of integrity and that exemplifies the agricultural heritage of Upper Montgomery County in the late 19th and early 20th centuries
- prominent, visually distinctive, hillside setting
- highly representative Victorian vernacular dwelling house built in 1911, a late date for this style that is typical of regional building patterns
- early tenant house with box staircase
- complex of agricultural outbuildings –
 - distinctive stone spring house once fed by windmill
 - combination corn crib and granary (one of only three in survey area)
 - chicken coop with attached greenhouse and outhouse (only two outhouses seen in survey area)
 - woodhouse/equipment and storage building
 - closed forebay bank barn
 - concrete-block milk house/well and pump house
 - six-foot deep pit with concrete cap (perhaps the site of the well and windmill)
- two periods of ownership by two prominent families: the Molesworths, from 1854 to 1897; and the Burdettes, from 1897 to 1969

The resource meets criteria: 1a, 1d, 2a, 2d, 2e.

The current owners run a pick-your-own operation that allows the public on this historic property. The owners have also placed an agricultural easement on the land to preserve open space.

15/13 Shipley-Mullinix Farm, 27001 Long Corner Road

The Shipley-Mullinix Farm is significant historically, socially, and architecturally because of the following:

- Distinctive setting on a knoll above the Patuxent River
- Landscape representative of Upper Patuxent farms from 1850 to 1920
- Two lasting periods of ownership by two long-established Maryland families (Shipleys from 1834 to 1883; Mullinix family from 1883, residents for six generations)
- Farm and Mullinix owners associated with the locally important, late nineteenth and early twentieth century community of Mullinix, located at the western end of Mullinix Mill Road; no longer extant
- New Cut Road through farm once used by Montgomery County residents to reach Mullinix community store and post office and mills
- Fine farm complex illustrating farm life from the mid-1800s to the 1920s, includes three-bay farmhouse, attached ice house, bank barn, and dual entry tenant house.

The resource meets criteria: 1a, 1d, 2a, 2d, 2e.

Dual entry tenant house is in ruinous condition.

15/16 Clagett-Brandenburg Farm and Tobacco House, 26360 Mullinix Mill Road

The Clagett-Brandenburg Farm is historically and architecturally significant because of the following:

- rare, intact log tobacco house – only about five remain in county, in late 1700s tobacco houses were most common outbuildings, tobacco significant to development of County
- best example of a standing tobacco house in the county
- tobacco house highly visible from public road
- intact agrarian landscape
- highly representative collection of agricultural buildings with remarkable integrity, that illustrate farm life from the mid-nineteenth century to the early twentieth century
- pattern of ownership illustrative of the extensive kinship communities in Montgomery County's Agricultural Reserve

The resource meets criteria: 1a, 1d, 2a, 2e.

15/17 Sarah Brandenburg Farm, 26301 Mullinix Mill Road

The Sarah Brandenburg Farm has architectural and historical and cultural significance because of the following:

- Fine Queen Anne-influenced Victorian Vernacular dwelling house, one of few in the Upper Patuxent
- Important frame example of Midland folk building type – double pen house with exterior end chimney, to rear of main dwelling, rare in Montgomery County.
- Built on foundation of earlier log residence of Sarah Brandenburg; one of only three combination corn crib/granaries in survey area
- Longevity of ownership by the Mullinix/Brandenburgs (1867 to 1943)
- Prior owners, the Etchisons (from c1819 to 1867), lost farm in the 1860s, illustrative of disruptions caused by Civil War
- Farm owned by a woman, Sarah Elizabeth Mullinix Brandenburg (daughter of Asbury Mullinix), during construction of extant buildings, and land was specifically conveyed to her and from her rather to and from her husband

The resource meets criteria: 1a, 1d, 2a, 2d.

15/20 Mt. Lebanon Methodist Protestant Church and Cemetery, 8115 Damascus Road

The Mt. Lebanon Methodist Protestant Church, now Mt. Lebanon Fellowship, has historical, cultural, and architectural significance, because of the following:

- Vernacular Gothic Revival church built in 1902 featuring pointed arch windows and front door transom
- Well-maintained cemetery and intact rural setting
- Highly representative building type: front-gabled structure once typical for non-residential buildings in the nineteenth and early twentieth century Montgomery County, yet now quite rarely found
- Owned by the Mt. Lebanon Church Association, primarily composed of descendants of the original land provider, Jeremiah Lewis Williams
- Cemetery includes graves of original land provider, Jeremiah Lewis Williams, and his descendants; as well as notable Montgomery County residents (Downey M. Williams, a County Commissioner; Jerry Williams, a three-term County Councilor; Jerry Hyatt, a State Delegate; and Herbert S. Hyatt, former President of the Bank of Damascus)
- Believed to be the last Methodist Protestant Church built in the Upper County

The resource meets criteria: 1a, 1c, 1d, 2a, 2e.

15/27 Col. Lyde Griffith/Merhle Warfield Farm, 7305 Damascus Road

The Col. Lyde Griffith Farm has historical and architectural significance because of the following:

- Residence and farm of Col. Lyde Griffith (1774-1832), early settler of the Etchison area, who patented the 1,196 acre tract known as Griffithsburg, was grandson of patriot Henry Griffith, and a County Commissioner
- Site of the Griffith family graveyard, including burial of Col. Lyde Griffith
- Site of 19th century chrome mines
- Three-bay, log and frame dwelling house highly representative of the first decade of the turn of the 19th century, likely built by Col. Griffith between 1797 to 1809
- Still functioning dairy barn highly representative of 20th century dairy farming practices and construction techniques, constructed by Merhle Warfield in 1930, with additions in 1937 and 1957

The resource meets criteria: 1a, 1c, 1d, 2a.

15/28 Luther Moore Farm, 7201 Damascus Road

The Luther Moore Farm is architecturally and historically significant for the following reasons:

- Vernacular dwelling house typical of vernacular architecture in the upper Montgomery County from the mid-19th century to the early 20th century -- earliest section (1847) has very wide floorboards, box staircase, exposed overhead beams, later section (1912 – 1918) side-gabled, five bays
- Log structure behind house believed to be a rare surviving tobacco house. Farm was a tobacco farm, operated by the Moore family
- Farmstead represents folk building traditions and persistence of tradition in Upper Patuxent area

The resource meets criteria: 1a, 2d, 2a.

15/71 Chrobot House (Margaret Price House), 24724 Hipsley Mill Road

Not Currently Listed on the Locational Atlas and Index of Historic Sites

The Chrobot house is architecturally significant because of the following:

- Dwelling house is a rare Montgomery County example of a Germanic building tradition found extensively in Frederick of frame construction, banked into the hillside, with an exposed stone foundation on the front façade and two entry doors at the basement level
- Probably built by German immigrants, Lawrence and Katie Chrobot, in 1903
- Mixture of stylistic features typical of Victorian vernacular buildings of this date, with Greek Revival style half round gable window, front door with transom and sidelights, Gothic Revival steeply pitched cross gable, a full width porch, an a good example of a domestic outbuilding, identified as a smokehouse or springhouse

This resource meets criteria: 1a, 1d, 2a

Located in the Patuxent River State Park, the Chrobot House is owned by the Maryland Department of Natural Resources and is inhabited and maintained through the State Curatorship program.

15/73 Basil Warfield Farm, 8201 and 8251 Damascus Road

Not Currently Listed on the Locational Atlas and Index of Historic Sites

The Basil Warfield Farm is architecturally and historically significant because of the following:

- Farm established by Basil Warfield (1859-1931) with wife Alice, née Mullinix, in 1893
- outstanding collection of residential and agricultural buildings, forms one of the most complete farmsteads in the survey area, high level of integrity, highly representative of the early to mid twentieth century farm --
 - fine Gothic-inspired center cross gable dwelling house with full width porch
 - dual entrance tenant house (8201) highly representative of a traditional building form found in the Upper Patuxent area, similar to three others near or on Mullinix Mill Road
 - fine gambrel roof dairy barn and milk house
 - two small concrete block buildings--a dairy building and a storage building
 - large timberframe bank barn with ornate sheet metal ventilators and shed-roof corn crib
 - ell-shaped poultry house with attached terra cotta block privy (one of two outhouses in found survey area)
 - a terra cotta silo with dome roof and a concrete block silo – unusual in area
 - log barn

This resource meets criteria: 1a, 1d, 2a, 2e.

15/117 Mt. Lebanon School and Site of Mt. Lebanon ME Church, 26130 Mullinix Mill Road

Not Currently Listed on the Locational Atlas and Index of Historic Sites

The Mt. Lebanon School and Church site are architecturally, historically, socially significant as follows:

- Only remaining one-room school house (now dwelling house) in the Upper Patuxent area Closed in 1936 when all County one-room schools closed
- Closure prompted establishment of one of area's earliest school buses – horsedrawn wagon, driven by J.H. Mullinix, to bring children to Damascus Road to catch motorized school bus, horsedrawn wagon restored and used for area celebrations
- Front-gabled form favored for non-residential architecture through the nineteenth and early twentieth centuries in upper Montgomery County
- Site was center of community life in the Upper Patuxent area from 1822 to 1933, serving at the site of the first church in the Upper Patuxent (Benton's Church, founded 1822, later known as Mt. Lebanon Methodist Episcopal Church, forerunner of today's Damascus United Methodist Church, located elsewhere) and later converted to Mt. Lebanon School (c.1872). The second Mt. Lebanon School building was built around 1901 adjacent to old church/school building. Manual training classes were given in old church/school building to 1904, when the building was torn down. The Mt. Lebanon Methodist

Protestant Church probably organized itself in old school/church building before moving to its own new building at 8115 Damascus Road (15/20).

- Mullinix Mill Road west (from church to Damascus Road), one of area's earliest roads (1840s), built to meet demands of old church's parishioners
- Civil War connection -- Union and Confederate soldiers quartered in the old church and watered their horses at nearby Scotts Branch, then known as Swan Harbor
- notable figures taught at new and old Mt. Lebanon School – e.g. John T. Baker, the first teacher (1872), later became first principal of Damascus High School and the namesake for John T. Baker Middle School

The resource meets criteria: 1a, 1d, 2a.

Individual Resources Not Recommended for Designation

10/3 John Moxley Farm, 28800 Kemptown Road

Dwelling house has been altered with replacement siding, tri-part picture windows flanking front door, wrap-around porch dating from early 20th century; a log barn no longer stands. Rare wormweed mill once on property was separately identified, evaluated, and removed from *Locational Atlas*.

10/5 John D. Purdum House, 28814 Kemptown Road

Dwelling house has artificial siding and replacement windows, possibly once had two front doors. There are no other potentially significant buildings on the property. (Dwelling house once was residence of John and Sarah Purdum, daughter of Alfred Baker, Methodist Protestant minister, 15/4.)

10/18 Burdette-Riddle Farm, 27100 Purdum Road

Cement block rear addition to dwelling was built onto dwelling house in 1974; a large adjacent garage was constructed subsequently.

12/10 James Lauman Farm, 22000 Peach Tree Road

Side-gable dwelling house on the farm was extensively damaged by fire in 2007.

15/2 Matthew Molesworth House, Current Site 13516 Golf Club Court, Mt. Airy, Frederick County; Original Site 13401 Penns Shop Road, Montgomery County

Dwelling house has been moved from Montgomery County and substantially altered.

15/3 Rezin Moxley House, 3597 Medd Avenue, Mt. Airy

Property partially in Montgomery County and partially in Frederick County. Dwelling house has had substantial additions/alterations. (Property is homesite of Jacob Moxley, son of Nehemiah Moxley of Anne Arundel, first owner of 10/1 Friendship. Farm remains in Moxley family and is currently owned by fifth-generation descendant of Jacob.)

15/6 Becraft Farm, 28500 Ridge Road

Two buildings surveyed in 1973 no longer stand: the two-story log house has been replaced by modern structure, and only the foundation remains of a prominent and distinctive bank barn with decorative bargeboard.

15/7 Brown Tobacco House, 28601 Ridge Road

The rare log tobacco house was standing in recent years but dismantled by 2007. (An unusual small frame outbuilding with louvered cupola and delicate, Greek Revival style detailing is still standing, perhaps an ice house. Owner says there were other similar outbuildings once.)

15/9 Captain Clagett-Hilton Farm, 28055 Ridge Road

Dwelling house and other historic structures have been substantially altered. There are numerous modern buildings around the farmstead.

15/12 Thompson-Woodfield Farm, 27211 and 27217 Long Corner Road

The dwelling house is in disrepair; has been disfigured with the loss of a center gable, removal of front porch, and missing windows; and has replacement windows and artificial siding. Bank barn surveyed in 1973 no longer stands.

15/14 Mullinix Mill Road, North Side Mullinix Mill Road, Near Patuxent River

The Mullinix Mill Store building was destroyed by fire in 2000 and nothing remains.

15/19 Warthan-Day Farm, 8711 Damascus Road

Dwelling house has had many alterations over the years, including removal of log section. Bank barn covered with metal sheathing.

15/21 John O. Etchison House (formerly Madison Etchison House), 25611 Long Corner Road

The five-bay house has been altered with artificial siding, replacement windows, and rear and side additions and/or enclosures. There are no other significant buildings on this property.

15/24 Wilson Warfield Farm, 26725 Annapolis Rock Road

Resource is within Patuxent State Park and contains two sites. Site 1 has numerous agricultural outbuildings, buildings in deteriorating condition, site is overgrown. Site 2 has double-door dwelling house in ruinous condition and summer kitchen.

15/26 Fred Watkins House, 7373 Damascus Road

Five-bay center cross gable dwelling house has been renovated and has replacement windows and large rear addition; there no other significant buildings on property.

15/30 Log Barn Site, 24899 Halterman Road, moved to 19816 River Road, Poolesville

This structure, identified as a Log Tobacco Barn in the MIHP form, is owned by Department of Natural Resources, and was moved from original site to Quarry Master's House, where it serves as an addition.

Historic Districts Recommended for Designation **15/8 Clagettsville and 15/29 Etchison**

Clare Lise Kelly

In the northernmost portion of the county are found certain distinctive communities bound by family and faith. Over many generations, these communities have been populated and held together by kinship ties. Kinship communities are one of several types of communities that have been identified in Montgomery County. A typology of communities is found in Appendix 3. Kinship communities in the county include Kings Valley, Lewisdale, Clagettsville, and Etchison.

Kinship Communities

The post-Civil War economy and burgeoning population led to the establishment and expansion of upcounty communities. Many of these communities were bound by both kinship and faith. At a time when real estate syndicates were buying downcounty farms to plat residential subdivisions, upcounty families kept tight reins on their farms. Offspring settled on lots carved out of the family farm, some continuing to farm on a small scale, others working at local businesses.

Kinship communities were typically populated by descendants from one or more farms, which were gradually subdivided as family members married and settled on the land carved from the farm.

Another type of kinship community that has been studied in Montgomery County is the African American communities of the post-Emancipation era. These communities were established on land sold or given to freed slaves by white property owners, often a former slave owner. Both types of communities included a school and church. In contrast to the black communities, white communities were less insular, including a store and post office bringing news and goods that connected residents to the outside world, and featuring services that catered to travelers. Black communities were often located on remote land not well suited for agriculture.

In the postbellum era, farms were changing. While some farmers continued to operate large multi-purpose farms, many residents who were eking out a living on smaller parcels of land had turned to truck farming. Others turned to poultry farming, which needed minimal acreage. Hucksters took local produce and eggs to Washington DC markets and returned with goods, including housewares and clothing, to be sold at upcounty stores. The Hawkins of Etchison and Browns of Purdum were local hucksters who operated local stores. Beginning in the 1910s, farmers, especially those within proximity of the railroad, supplemented their farms with dairy cows. In the 1930s, farmers were specializing in dairying.

15/8 Clagettsville Historic District

Initially a crossroads settlement, Clagettsville soon became a kinship community bound by faith. William Clagett, landowner since before the Civil War, established a store there, and likely a post office which required a locality name. Montgomery Chapel was built 1871. By 1873, the crossroads of Ridge and Kemptown Roads was known as Clagettsville. Clagett conveyed land for a school in 1884. His son John also operated a store, next door. Much of the land, including Clagett's farm, was originally part of the Friendship farm (Locational Atlas #10/1), established

by the Moxleys in the late 18th century. Following the 1896 death of George Moxley, owner of Friendship Farm, generations of Moxleys and extended family acquired lots and built houses and businesses along Ridge and Kempton Roads. Another family well represented is the Warfield family. Samuel and Alice Warfield acquired 25 acres of Friendship Farm and several generations through the present have stayed to farm, open businesses, and raise families. Community resources included church, school, meeting hall, stores, blacksmith shop, and later, an automobile service station. The community is characterized by Gothic Revival influenced architecture and features double entry façade houses, a local folk tradition.

The Moxleys were instrumental in the establishment of the Montgomery Chapel and later Montgomery UM Church and in its vitality. Floyd Simms Moxley of Friendship Farm wrote a history of the church in 1971. His brothers Emory and Golden Moxley were church sextants. Alvie A Moxley was credited for his role in making the annual Sunday School picnic and parade the largest in the area. Moxleys and Warfields constructed and furnished church buildings, taught Sunday School, played organ, sang in the choir, and were buried in the cemetery.

At the gateway to the southern edge of the district are the historic Clagett Houses and the site of the first store. The church and cemetery mark the primary intersection of Ridge and Kempton Roads. The historic district contains 37 buildings, of which 25 are contributing resources and 12 are non-contributing resources. The district includes two religious buildings—a church with cemetery and a former parsonage. There are three historically commercial buildings: a two-story 1915 store, a one-story c1930 store, and a gas station. As evidence of the important role kinship played in the development of Clagettville, the historical record establishes that eighteen of the contributing resources were built or operated by Moxleys and their extended family. Others were later inhabited by Moxleys.

The resources date from four historic periods: c1860-84, 1885-1904, 1905-40, and 1941-1950. Structures built after 1950 are non-contributing and merit the lowest level of scrutiny for proposed changes.

This resource meets criteria: 1a, 1d, 2a, 2d.

15/29 Etchison Historic District

The Etchison community has been a kinship community for generations of Hawkins and Moore family members who have lived and worked in Etchison from 1881 to the present. The community of Etchison started with a store and blacksmith business operated by Marcellus Etchison from 1876-1891. Originally called Ragtown, the community received its name when Etchison became postmaster for post office that opened 1884. Although named after the postmaster, the community was populated largely by members of the Hawkins and Moore families. Thomas Hawkins owned the neighboring Hawkins Creamery Farm (Locational Atlas #14/12) from 1860. Dorsey established a wheelwright business, furniture store, and residence on Laytonville Road. His brothers, Joseph and Randolph Hawkins, bought Etchison's store and residence in 1891. Joseph's sons, Ernest and Thomas, continued the family tradition, operating the store with their mother Nettie Duvall Hawkins, and living in the community. They built a new bungalow type store building in 1915 and Thomas built a bungalow residence near the store in 1917. Ernest lived in the Etchison House until 1961 when he built a retirement house across

from the church. Ernest Hawkins' sale of the store the same year marked the conclusion of 70 years of storekeeping by his family.

Mt Tabor Church was historically a key institution in the Etchison community. The children of Thomas and Susan Hawkins and their families were guiding forces of the Mt. Tabor Church. Dorsey Hawkins conveyed the original land for the church in 1881. Family members played the organ, organized the Ladies Aid, and wrote the church history. Hawkins family events, including anniversaries and reunions, were held at Mt Tabor Church.

The northern portion of Etchison, was part of the Luther Moore Farm (Locational Atlas 15/28). Luther and Lydia Moore conveyed land, in 1916 and 1917, to their married children William Moore and Ida May Allnutt who built neighboring houses with center cross gable roofs. The district displays an unusual dichotomy between residents who built outmoded residences long after popularity wained on a regional scale, reflecting the persistence of tradition, and up-to-date styles indicative of a consciousness of current trends in architectural design. These choices on architectural expression were split in part along family lines, with the Moore family leaning towards traditional designs and the Etchison family preferring fashionable styles of the times. Records indicate that the Hawkins family built or occupied eight houses and store buildings and the Moore family built or occupied four houses. There are 19 resources in the district: 17 are contributing and two are noncontributing. There are three periods of significance for the district: 1876-1900, 1901-1941, and 1945-65.

This resource meets criteria: 1a, 1d, 2a, 2d.

Historic District Conclusion

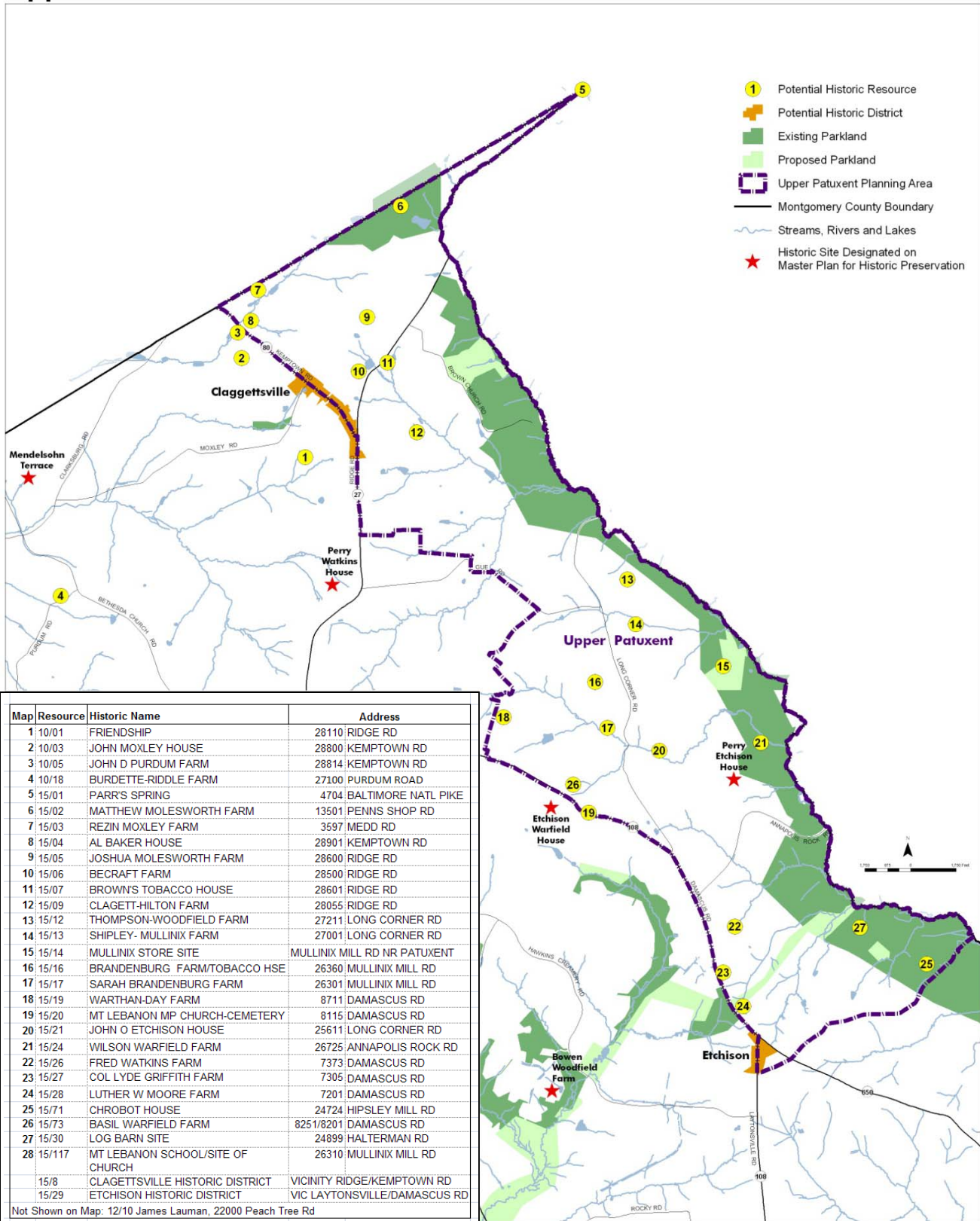
Clagettsville and Etchison are kinship communities bound by faith. Other kinship communities that have been identified include Kings Valley and Lewisdale. Clagettsville is likely the largest known kinship community in the county. Etchison is so far the best documented, thanks in large part to the documents that have been saved by the Hawkins family. Both communities had their origins as crossroads stores and/or post offices named for their initial postmaster-owners yet were populated and expanded by generations of family members with deep ties to family farm land and active involvement in their church. Evidence of the kinship connection is found in family reunions held by descendants of the Moxleys of Clagettsville and Hawkins of Etchison from the mid-20th century to the present day.

CONCLUSION

For the reasons noted in this Staff Report and incorporated documents, staff recommends that 15 resources as specified be designated on the *Master Plan for Historic Preservation*, three resources as specified be added to the *Locational Atlas*, and 16 properties as specified be removed from the *Locational Atlas*.

APPENDIX I

Upper Patuxent Area Historic Resources



APPENDIX II

DESIGNATION CRITERIA

Montgomery County Code, Chapter 24A. Historic Resource Preservation
Section 24A-3. Master plan for historic preservation; criteria for designation of historic sites or districts.

(a) ...

(b) In considering historic resources for designation as historic sites or historic districts, the planning board shall apply the following criteria:

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; or
- 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.

APPENDIX III

COMMUNITIES IN MONTGOMERY COUNTY

Clare Lise Kelly

A community may contribute services for nearly all aspects of life: housing, employment, goods, faith, and education. Traditionally, one or more institutions held communities together. These include a meeting place (tavern, store, post office, community hall), church, family, store, post office, school, and, in later years, municipal government.

Some communities had origins as one type of community and expanded as another. Takoma Park began as a railroad community but expanded as a streetcar community. Washington Grove started as a Methodist camp meeting and later became an incorporated town that includes a Methodist church.

Following are the types of communities that have been identified in Montgomery County. Most of the communities highlighted here have been evaluated for historic designation. For additional information, see *Places from the Past*, Clare Lise Cavicchi (aka Kelly), M-NCPPC, 2001.

Tobacco Era Communities (1750-1790)

In the earliest era of county settlement, land was divided into tobacco plantations operated by tenant farmers. Landowners were largely English descendants from Anne Arundel County. Much of the early settlement was along the Patuxent and Potomac Rivers, and along the Georgetown-Frederick Road. Trade took place on tobacco plantations and at wharfs and inspection stations in Georgetown and Bladensburg. Major roads to these locations were Rt 355 and River Road to Georgetown, and Rt 28 to Bladensburg. Taverns were located on the way to inspection stations and communities grew organically around them. In some cases, faith brought residents together. Beallsville developed around the Anglican Monocacy Chapel.

-Dowden's Ordinary 1754

-Hungerford Tavern (Rockville) 1769; county seat 1776

-Beallsville 1734 Anglican Chapel of Ease, 1776 Medley Hill polling place

Early Platted Communities (1790-1865)

Germanic immigrants to the northern portion of the county brought diversified farming based on wheat and corn. Mills were built to serve this new economy. A road network was built to get farmers to mills and to bring farm products to Baltimore markets (Baltimore exclusively?). The state established postal routes to serve post offices. Linear platted towns of Clarksburg and Hyattstown show Germanic influence in their linear plats typical of Pennsylvania German settlements. Brookeville and Poolesville were platted by descendants of Anne Arundel gentry. Baltimore Road, certified in 1793, connected ferries across Potomac and Patuxent Rivers. Communities along this road were Barnesville, Laytonsville, and Unity. Construction of Columbia Turnpike was underway in 1810. Road improvements led to a new network of roads and increased travel in this era. Communities developed along 16th Street Turnpike: Sligo, Leesboro, Olney. Other communities grew around post offices (Martenet and Bond map)

- Poolesville c1793- John Poole II platted half-acre lots
- Brookeville 1794 Market town platted by Brooke-Thomas descendants, in 56 qtr-acre lots
- Hyattstown 1798, 105 qtr-acre lots, platted by Jesse Hyatt, Frederick County farmer
- Clarksburg 1790s plat John Clark; Trading post by William Clark of Lancaster PA by 1735
- Damascus 1814 Edward Hughes platted 14 lots on postal route

Industrial Communities

Settlements that grew around industrial businesses including mills and quarries.

- Seneca- Peter family bought land 1781, opening stone quarries; gristmill by 1780. C&O Canal industry

- Triadelphia-milling community (no longer extant)

Crossroads communities

Located at intersection of fairly well-traveled roads, these communities grew organically. They often included businesses that tended to cater to travelers, such as wheelwrights and blacksmith shops. May have initially been owned primarily by one individual, but sold out of the family fairly soon, often after his death.

- Cedar Grove (14/27 MP) was a kinship community populated by the Watkins and King families in the late 1800s. Oliver Watkins established a farm (Resource #13/3) after he bought land in 1851. He opened a post office and store in 1877. His wife donated land for the Upper Seneca Baptist Church in 1888. After Oliver's death in 1894, his heirs sold off lots and members of the King family built houses.

- Comus (12/18 Atlas) was on land inherited by Joseph and Benjamin Johnson who inherited land in 1835 acquired by their parents. A school was built at the intersection in 1848. Grandson Robert Johnson built a house about 1862, now the core of the Comus Inn (NR site 12/8-1). By 1879, the crossroads was known as Johnsonville, and also Nicholsonville. German immigrant Joel Wolfe owned the Comus Inn property from 1878-1900, operating a blacksmith shop and boarding house. New Comus School built 1882. In 1883, a post office opened, naming the community Comus. Nicholson operated a store. Wolfe sold the property back to Johnson heirs in 1900 who owned it until 1936.

Kinship Communities

The post-Civil War economy and burgeoning population led to the formation of kinship communities, bound by family and faith. These settlements were typically populated by descendants from one or more farms which were gradually subdivided as family members married and settled on the land carved from the farm.

- KingsValley

The King family settled the community which included a school, mill, distillery, and brass band, store but no post office. No church has been associated with King's Valley. The earliest settler was John Duckett King, who established Kingstead Farm (#11/10 MP site), a tobacco plantation. He sold land for a store (1825). The King family set up a mill and distillery, and organized a brass band (half of 12 members in a historic photograph bore the King name).

-Lewisdale

Lewisdale (#10/26 Atlas HD) was inhabited largely by descendants of Watkins and Beall families in the 1890s. Community institutions were school, store, post office, and brass band. Samuel B Watkins (10/27 Atlas) owned land at Clarksburg and Prices Distillery Roads. In 1886, Watkins died, leaving property of 642 acres. His daughter Margaret married a Beall and her descendants and extended family settled on Samuel's land. Her son Webb Beall, grandson of Samuel, built a house and general store 1897-99. His brother Fillmore had built a house next door in 1886. Webb's twin daughters built neighboring houses facing the store. Bradley Watkins, another grandson of Samuel, built a house in 1897. Lewisdale is said to have been named for Alexander Lewis who had a store and post office to the east. The school (1900) was located near Lewis' store. At some point the post office was alternatively located in Webb Beall's store.

-Etchison—see above

-Clagetsville—see above

Post-Emancipation African American communities

Over 40 communities have been documented that were established when freed slaves bought or were given land by former slave owners. The land was often inferior for farming, but nonetheless provided a place for families to settle. Bound by kinship and faith, the communities were insular, with residents growing their own food on small plots. The community center included a church and school, and occasionally a charity hall. See Places from the Past for lists of communities.

Railroad communities

The Metropolitan Branch of the B&O Railroad was completed in 1873 in Montgomery County following several years of construction. Several communities were established the first year the stations opened.

-Boyds (work camp 1864, suburb 1873), Knowles Station, Derwood, Linden, Washington Grove (Camp Mtg), all established 1873

-Germantown 1878

-Takoma Park, 1883

-Capitol View Park, Forest Glen, Garrett Park 1887

Streetcar Suburbs

Land purchased often by real estate syndicates for the purpose of establishing suburbs, typically exclusively residential.

-Chevy Chase, Kensington, Somerset 1890

-Otterbourne

-Drummond

Automobile Suburbs

An abundance of subdivisions were created in the 1920s-30s in the early automobile era. Many were completely residential, such as Greenwich Forest. Some included social or recreation facilities, e.g. Kenwood. A few (Montgomery Hills, Leland's Tudor Shopping Center) had commercial components. These communities are enumerated in a spreadsheet. Following are some that have been studied:

-Falkland Apartments (1936) garden apartment community

-Greenwich Forest – Tudor Revival houses

-Woodside Park