

## VII. ENVIRONMENTAL RESOURCES

The environmental setting in Fairland is composed of natural features (such as streams, stream valleys, forest cover, and other habitats) and the air and noise environments. The environmental setting affects and is affected by the land uses in Fairland.

In 1981, 55 percent of the acreage in the Master Plan area was undeveloped, having been used as farmland, and there was substantial vacant acreage in the upper Paint Branch and Patuxent watersheds. Key environmental issues at that time were controlling flooding due to stormwater runoff, soil erosion, and degradation of water quality. The 1981 Plan implemented the County-wide environmental policy of watershed protection using two strategies:

- Reducing development potential in the watersheds to preserve water quality, and
- Recommending use of Best Management Practices (BMPs), such as: clustering, maintaining vegetation, phased land clearing, application of stringent stormwater management, and sediment and erosion controls.

Since 1981, more data has become available on the effects of suburbanization on the natural environment and particularly, on key resources, such as the Chesapeake Bay and the Patuxent and Anacostia Rivers. The County and the State have developed a more systematic approach to environmental protection. Forest protection, habitat protection, and wetland protection, along with new tools and legislation for managing natural resources, have broadened local and State environmental goals and policies.

The 1981 Plan considered the natural resources of Fairland to be an integral part of the stream ecosystems of the area and evaluated, in particular, how to protect the streams. This Plan continues the focus on water resources and, therefore, the general descriptions of natural resources are grouped by watersheds. (See Figure 46.) This Plan builds on the knowledge gained and data collected since 1981, including the effectiveness of BMPs and land use controls as mechanisms to limit resource degradation, and implements the county-wide policy of expanded protection of environmental resources. In addition, this Plan acknowledges natural features in Fairland that were not identified in 1981 and that are worthy of protection.

Varying degrees of protection have been applied to the resources in each watershed. Some of the protection measures are implemented over a larger geographic area than the Master Plan area, such as the requirements of the National Environmental Policy Act (NEPA); the Federal Clean Water Act; the Chesapeake Bay restoration programs that cover the Potomac, Anacostia, and Patuxent watersheds; the State and County forest conservation laws; State and County stormwater management regulations; and the Montgomery County Planning Board's *Guidelines for Environmental Management of Development*. Some measures are watershed-specific, such as the land use and BMP recommendations of the 1981 Plan, the 1993 *Functional Master Plan for the Patuxent River Watershed* and the regional *Six-Point Action Plan* to restore the Anacostia River.

### APPROACH TO WATER RESOURCES PROTECTION

A master plan attempts to balance appropriate land use intensities with water resource quality goals. In most cases, master plans achieve a satisfactory balance, so that standard federal, state and countywide environmental requirements make proposed development consistent with water resource protection goals. However, where intense land use patterns exist or are desired to accomplish other planning goals, additional mitigation efforts may be needed to enhance existing water quality or maintain sensitive water resources.

In eastern Montgomery County, a system of management categories that recognize the sensitivity of stream resources and the intensity of existing or planned land uses was developed to focus the master plan on those areas where land use decisions are critical to environmental protection. This system (as described in the 1996 technical report *Environmental Resources: Eastern Montgomery County Master Plans*) is now seen as a prototype for a similar system that is being refined and documented for county-wide application.

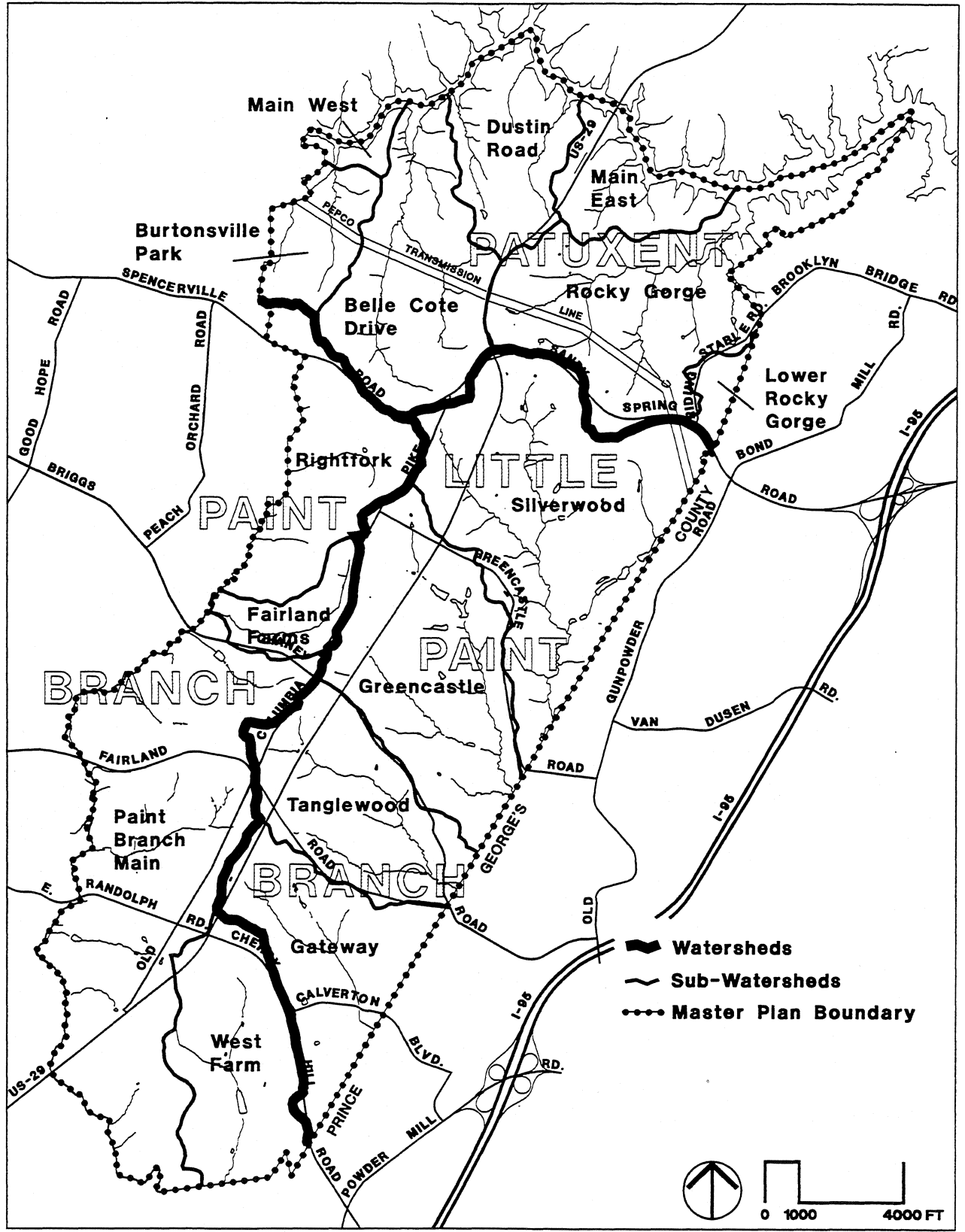
A County-wide Stream Protection Strategy (CSPS) is currently under development to assess stream quality throughout all the county watersheds in order to develop management categories and tools, and set priorities for watershed preservation, protection, and restoration. The CSPS will define watershed management categories based on the existing stream resource conditions, existing and planned land uses in the watersheds, and the types of management tools available to protect or restore each watershed. The management categories as presently envisioned roughly coincide with those defined in the eastern Montgomery County master plans. The CSPS will provide a consistent process for identifying stream preservation, protection, and restoration needs county-wide.

The Montgomery County Department of Environmental Protection (MCDEP) and the M-NCPPC are cooperating to draft the initial CSPS and will continue to refine the report and the priority ranking as new stream quality data becomes available. This strategy is closely tied to the county's biological monitoring program and will be updated on a regular basis to incorporate new monitoring results. A staff draft of the CSPS categorization of subwatersheds and related management tools should be completed by early 1997. Recommendations, if any, for new management tools such as the designation of Special Protection Areas, should await completion of the initial CSPS. This master plan will discuss the characteristics of each subwatershed within the planning area, but final management recommendations will be made after the CSPS is complete.

Until such recommendations are made, the prototypical categories (as described below) will be used for this and other plans in eastern Montgomery County. The categories include Environmental Restoration Areas, Regular Protection Areas, Special Protection Areas and Environmental Preservation Areas.

In general, current environmental regulations (as updated from time to time) are designed to protect most environmental resources from the avoidable impacts of new development. Regular Protection Areas are those where master-planned densities are compatible with maintenance of acceptable water resources, given implementation of standard environmental requirements.

Some areas of the county are protected by virtue of the fact that no intensive development is planned. Rural areas, such as Agricultural Reserve and the Patuxent watershed, that contain high quality and sensitive resources derive some protection from low-intensity land uses and zoning. These areas are considered, in this Master Plan, Environmental Preservation Areas. This designation does not entail additional regulation and is intended solely to denote areas with low- and very-low density and sensitive stream resources. These areas have limited public infrastructure, and no significant new infrastructure is proposed to support development here. The Natural Resource Conservation Service and the Chesapeake Bay Restoration Program work with interests in an ongoing cooperative effort to reduce the impacts of agricultural practices on water quality and habitat.



Parts of this master planning area have suffered from intense development prior to the establishment of environmental regulations and planning. Stream conditions in these areas show adverse environmental effects from existing development that cannot be significantly improved by changes in land use for remaining open land. Streams in older neighborhoods tend to have significant erosion and sedimentation and impaired water quality. Fish and macroinvertebrates generally are limited to hardier species that can survive under stressful conditions. Subwatersheds with these characteristics are designated as Environmental Restoration Areas to reflect the focus on rehabilitation of water quality and aquatic habitat conditions. Although some stream segments or tributaries may experience fewer problems or have higher water quality, watershed management is done at the subwatershed scale to respond more effectively to the overall characteristics of the system. Public projects that improve stream conditions in key locations are needed to help restore the watershed's ecology.

The Environmental Restoration Areas do not entail special legislation or additional regulations beyond standard environmental protection measures for new development. Restoration efforts are undertaken through the County's Capital Improvements Program (CIP). The master plan may identify specific environmental problem areas and support the efforts of implementing agencies to address these problems. MCDEP is responsible for stormwater management retrofit or stream enhancement projects in coordination with M-NCPPC and involved state or federal agencies. MCDEP also seeks to inform and involve the community early in the process of site selection and design. Residents are invited to participate in determining environmental priorities and in planning, implementing, and maintaining the improvements.

However, there are also sensitive or especially high quality resources that require special protection to reduce the potential for damage to these resources. These may be designated as Special Protection Areas (SPAs) through the master planning process or by other actions of the County Council. SPAs are defined as geographic areas where existing water resources and associated features are of high quality or are unusually sensitive and where planned development would threaten the resources. The designation of SPAs may be considered as an addition to the standard protection afforded by existing environmental requirements for the entire county.

The Special Protection Area designation requires protection of high stream quality through stringent controls on new development, including such measures as expanded buffers, additional reforestation/afforestation considerations, extraordinary best management practices, and monitoring requirements. These requirements can be found in the Planning Board's *Guidelines for Environmental Management of Development* and in DEP's regulations, *Water Quality Review For Development in Designated Special Protection Areas*.

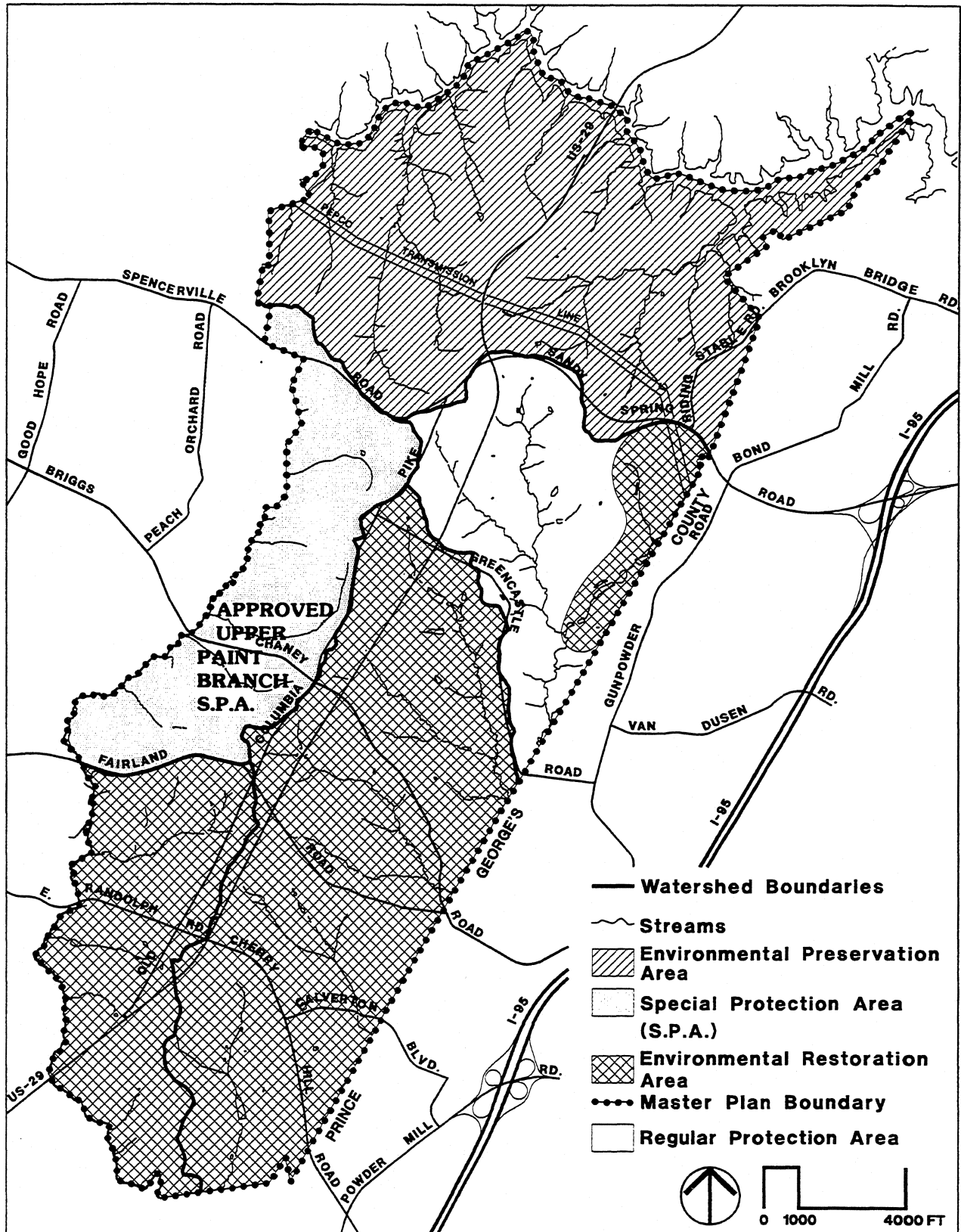
## **ENVIRONMENTAL GOAL:**

**Increase the protection of all natural resources and manage the impacts of human activity on the County's natural resources in conformance with the philosophy of "stewardship of natural resources."**

The Maryland Planning Act of 1992 identifies stream buffers; 100-year floodplains; habitats of rare, threatened, and endangered species; and steep slopes as sensitive areas. All new development must comply with current state and county environmental requirements, including stormwater management, sediment control provisions, forest conservation standards, and development restrictions on stream valley buffers (including steep slopes), 100-year floodplains, and wetlands. Sensitive areas, as defined by State law, are protected from disturbance by new development under the Planning Board's *Guidelines for Environmental Management of Development*. These requirements are addressed at the subdivision stage for each individual property.

# ENVIRONMENTAL PROTECTION, PRESERVATION AND RESTORATION AREAS

FIGURE 47



## WATER RESOURCES

### Little Paint Branch Watershed

The headwaters of Little Paint Branch (designated as Use I waters) originate in Fairland. Many of the streams and the surrounding valleys in this watershed have been adversely affected by surrounding development. The variety of impacts includes concrete channelization of a stream section within the older Calverton subdivision, inadequate or non-existent stormwater management and stream buffers, and removal of much forest or vegetative cover during development.

Unlike the other watersheds in Eastern Montgomery County, the 1981 Plan contains no specific recommendations to protect Little Paint Branch in Fairland. The analysis undertaken for this Plan<sup>3</sup> reviewed the existing land use patterns, remaining developable areas, and the limited available information on the quality and conditions of the streams in Little Paint Branch and found most of the streams in the Little Paint Branch system have been stressed to varying degrees. Existing imperviousness levels are over 20 percent and stream quality is generally fair to poor in these streams. However, there are some streams or stream sections in Little Paint Branch that appear to be of relatively good quality and should be protected.

The streams in the Silverwood subwatershed (including the small tributary that originates in McKnew Local Park and the Silverwood tributary that traverses Fairland Recreational Park) appear to be of relatively good quality with the exception of the portion of the northeastern tributary below McKnew Local Park to the confluence with the northwestern tributary. This section has been degraded by the existing land uses. The subwatershed as a whole has the lowest imperviousness of the Little Paint Branch subwatersheds in Montgomery County (15.1 percent in 1990).

**OBJECTIVE: Limit land uses in the Silverwood subwatershed to those that minimize additional imperviousness in the subwatershed and that allow substantial clustering of developed areas away from streams and wetlands, steep slopes, and forest.**

### RECOMMENDATIONS:

- Designate the high quality portions of the Silverwood subwatershed as a Regular Protection Area. Stormwater management and sediment and erosion control measures appropriate to protect this high quality stream should be part of all development projects within the Silverwood subwatershed including locating these measures outside stream buffer areas, whenever possible.
- Consider the degraded area of the northeastern tributary subwatershed (Figure 47) as an Environmental Restoration Area. New development in this area should include both standard environmental measures and stormwater retrofit and/or stream enhancement measures to help correct existing problems.
- Encourage cluster development of low- to medium-density residential land uses away from environmentally-sensitive areas. This would create forested open spaces near the streams that are larger than the regulatory stream buffers to protect the resource.
- Add stream buffer areas and forested conservation area described above to parkland.

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<sup>3</sup> See, *Environmental Resources: Eastern Montgomery County Master Plan Areas*.

- Limit impervious surfaces as much as possible, given existing land use and zoning patterns.

**OBJECTIVE: Minimize additional adverse impacts from new development outside the Silverwood subwatershed.**

**RECOMMENDATIONS:**

- Consider this area an Environmental Restoration Area, where a combination of standard environmental protection is used for new development and stormwater retrofits or stream enhancement is used to address existing problems.
- Limit impervious surfaces as much as possible, given existing land use and zoning patterns.

**Patuxent Watershed**

The Fairland and Cloverly Master Plan areas include land within the lower portion of Patuxent River watershed, generally referred to as the lower Patuxent. The natural resources of the Patuxent watershed include the high-quality streams and wetlands, the associated steep-sloped valleys, and the large forested areas that are on both private land and land owned by WSSC. In addition, the T. Howard Duckett (or Rocky Gorge) Reservoir, a major water supply source for the bicounty area, lies within the Fairland portion of the Patuxent River. The land use policy of very low density for the lower Patuxent has been consistent for nearly three decades.

The 1968 Fairland-Beltsville Plan envisioned the Patuxent as “a separating element between the urbanized areas surrounding Washington and Baltimore.” The 1968 Plan established a Conservation District of 900 acres around the reservoir owned by WSSC and recommended maintaining the existing rural character of the Patuxent watershed outside the Conservation District. To implement these recommendations, the 1968 Plan recommended the area be reclassified to a large-lot zone as an interim step prior to the adoption of a master plan for the Patuxent River Area Watershed until an appropriate rural zone was available. In 1974, the County Council adopted the Rural and Rural Cluster zones for very low-density residential land uses.

In 1980, the Maryland General Assembly passed the Patuxent River Watershed Act to preserve and enhance water quality. A Patuxent River Policy Plan, adopted in 1984 by the seven counties within the watershed, recommended a series of land use actions including a water quality protection and restoration area, (Primary Management Area) to be used as a transition between stream and development areas.

In 1993, the Montgomery County Council approved the *Functional Master Plan for the Patuxent River Watershed*. The four objectives of the Plan were:

- protection of water quality in the reservoirs
- protection of water quality in the streams
- protection of stream channels from erosion
- protection of properties from flooding

To further these objectives, the Patuxent Reservoir Group, which consists of representatives from Montgomery, Prince George's and Howard counties, WSSC and M-NCPPC, is developing a long-term watershed protection plan. Also, WSSC is undertaking a plan to determine the best means for upgrading the Patuxent Water Filtration Plant located at MD 198 and I-95.

**OBJECTIVE: Continue the low-imperviousness land uses of the watershed and the policies that support maintaining low-density land patterns.**

**RECOMMENDATIONS:**

- Consider the Patuxent watershed an Environmental Preservation Area, where existing environmental resources are of high quality and/or sensitive nature and appropriate protection is afforded through a combination of low-density land uses and conservation easement/public acquisition.
- Reconfirm low-density residential land use in the Patuxent watershed consistent with the application of the Primary Management Area (PMA) as recommended in the 1993 *Functional Master Plan for the Patuxent River Watershed*.
- Create lower density residential land uses in the transition area between Riding Stable Road and the Prince George's County line, as recommended in the Land Use Chapter.
- Locate stormwater management facilities outside regulatory stream buffers, where feasible, consistent with PMA requirements found in the Planning Board's Environmental Guidelines.
- Limit the expansion of high imperviousness uses in the Burtonsville area, as recommended in the Land Use Chapter.
- Discourage uses that result in more than ten percent imperviousness outside the Burtonsville area (consistent with the objectives of the 1993 *Functional Master Plan for the Patuxent River Watershed*).

**Paint Branch Watershed**

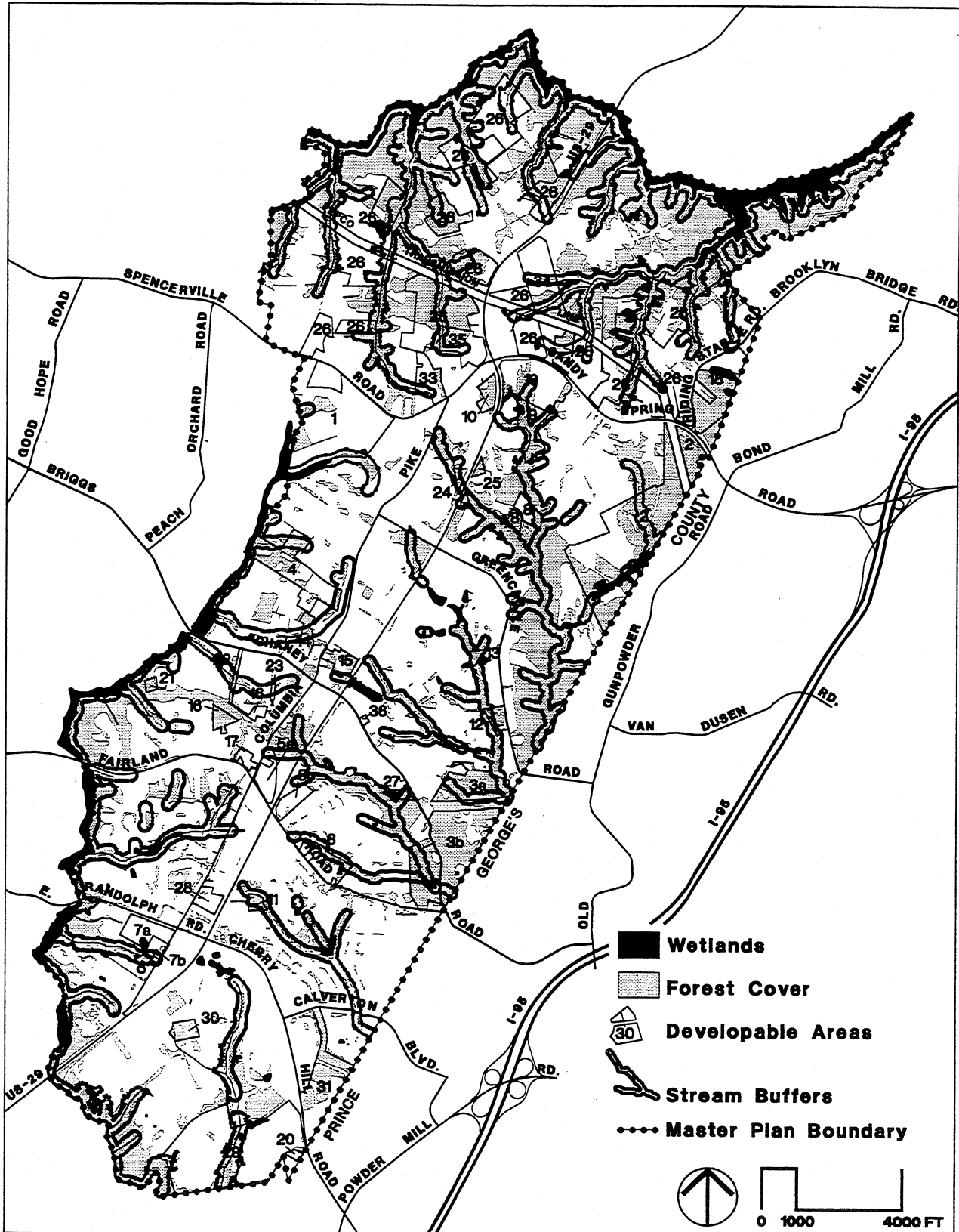
The Paint Branch watershed, located in Fairland, Cloverly, and White Oak, drains into one of the few trout fishery stream systems in the County. Paint Branch is the only stream system in the County that has a **proven, long-term record** of sustaining naturally-reproducing trout. Fairland drains to one of the three streams (Right Fork) in Paint Branch that provides habitat for young trout (fingerlings) and limited trout spawning. The Right Fork also has the highest water quality of all the streams in the Paint Branch. The streams in the upper parts (north of Fairland Road) of the watershed are generally of high quality, as represented in the healthy and diverse aquatic insect and fish communities found in these streams.

The upper Paint Branch Watershed was designated as a SPA by the Montgomery County Council on July 11, 1995. As part of the SPA designation the County Council confirmed the Performance Criteria (Appendix III) of the 1981 Plan and required that it be incorporated into appropriate guidelines and regulations and used as part of water quality plan reviews.



DEVELOPMENT CONSTRAINTS

FIGURE 48



An unusual natural feature found in Fairland is the fall line, the transitional area between two physiographic regions: the western Piedmont region, which has undulating topography, and the eastern Coastal Plain region, which has flatter topography and sandier soils. The fall line, which roughly follows US 29, contains steep stream sections that fall through steep-sided, narrow gorges. This is evident in the scenic torrent and gorge sections of Paint Branch that lie mostly within the Paint Branch Stream Valley Park.

**OBJECTIVE: Maintain imperviousness levels of the Right Fork tributary and mainstem to Fairland Road as close to existing levels as possible to preserve steady stream base flow, cold water temperatures, and high water quality, and to minimize land disturbance activities that can create damaging levels of sediment input to the streams.**

**RECOMMENDATIONS:**

- Development must be consistent with the requirements of the SPA, as designated by the County Council for the upper Paint Branch above Fairland Road, as well as MCDEP regulations and Planning Board's Environmental Guidelines.
- The Planning Board has submitted an environmental overlay zone to the County Council that would follow the Special Protection Area (SPA) boundaries identified in this Plan. The zone as proposed would limit imperviousness levels for new development and place restrictions on special exception uses. The zone will only go into effect if adopted by the County Council and if applied by a zoning map amendment.
- Reduce existing imperviousness where possible for redevelopment in the upper Paint Branch Special Protection Area to help prevent degradation of trout-spawning habitat. New development in the upper Paint Branch SPA should be limited to ten percent imperviousness.
- Dedicate portions of the Baldi property (Parcel 525) that contains seeps, springs, wetlands, buffers as required, and erodible soils when the property is subdivided.
- Acquire the part of the Hunt property (Parcel 230) that adequately protects the seeps, springs, wetlands, and hardwood forest; this may affect a significant portion of the property.

**OBJECTIVE: Avoid further degradation of streams in the Paint Branch subwatersheds downstream of Fairland Road (outside the Special Protection Area), and maintain or improve conditions for the cold water resources of the Paint Branch.**

**RECOMMENDATIONS:**

- Consider the Paint Branch watershed south of Fairland Road an Environmental Restoration Area, where standard protection is applied to new development projects and retrofit projects are designed to correct damage done by existing development.
- Limit impervious surfaces as much as possible, given existing land use and zoning patterns.
- Apply stringent and best available measures for stormwater management and sediment and erosion controls for new development.
- Maintain or increase County efforts to identify and implement projects that improve the performance of existing stormwater management facilities and improve stream conditions.

## AIR QUALITY

The quality of air affects both human health and the health of native plant and animal communities. Air pollution and the improvement of air quality are primarily dealt with at a scale that involves the entire Washington metropolitan area. Federally mandated pollution control equipment and efforts to reduce region-wide pollution levels are intended to reduce future air quality problems. This Plan supports these region-wide efforts by recommending improving access to community facilities and transit so that the number of auto trips can be reduced.

Locally, WSSC's Montgomery County Regional Composting Facility (Site 2) adjacent to the Montgomery Industrial Park has created a recurring air quality problem. Built in 1982 by WSSC for the purpose of composting WSSC's share of biosolids from the Blue Plains Wastewater Treatment Plant, the composting facility's major impact on the community has been odor. The facility was originally designed to process 400 wet tons per day (wtpd) of sewage sludge. Despite WSSC's use of state-of-the-art odor control technology, the facility has operated at an average of less than half of its design capacity due to odors that continue to plague the community. By Council Resolution 10-1095, the Montgomery County Council adopted a number of conditions that must be met prior to any increase in tonnage over 200 wtpd. These conditions act as performance criteria, essentially dictating no increase in tonnage until odors are controlled. WSSC and the County's Department of Environmental Protection operate a program to monitor odors affecting the community and staff a citizens' group that oversees odor issues at the plant.

**OBJECTIVE:**            **Develop strategies to mitigate adverse environmental impacts of air quality.**

### **RECOMMENDATIONS:**

- Propose transportation strategies that encourage people to use alternatives to single-occupant vehicles.
- Expand the system of bikeways and sidewalks to improve access to and from bus stops, neighborhood retail areas, schools, and employment areas.
- Design and locate public spaces to minimize human exposure to localized pollution such as major intersections.
- Do not expand amount of biosolids processed at the WSSC Facility (Site 2) until odors are controlled as detailed in Council Resolution 10-1095. (See also page 74.)

## FOREST AND TREE PROTECTION

The County's Forest Conservation legislation, adopted in 1992, requires that forest and tree conservation be a part of future development projects (see M-NCPPC's *Trees - Approved Technical Manual*). Forest conservation measures include avoiding or minimizing tree clearing and replacing trees that cannot be retained. A major goal of the forest conservation program is to retain or plant trees in priority environmental areas, such as stream buffers, on developing properties. When this is not possible, required planting may be done off-site, preferably within the same watershed. The M-NCPPC is preparing a county-wide forest resource inventory and conservation plan that identifies priority areas for reforestation. As a last resort, 153 payment of a fee to a county tree fund for reforestation projects is acceptable in lieu of planting. Improvement of existing wooded areas is sometimes needed to remove invasive vegetation, thus encouraging natural succession of native species.

The fall line creates habitat of unusual forest communities with a diverse mix of Piedmont and Coastal Plain plant species. A diverse forest community with these species has been documented at McKnew Local Park in the Little Paint Branch watershed and is known to extend into adjoining private land. The forest resources in the Fairland section of Paint Branch are more fragmented than in the Patuxent watershed. Forest habitats are largely found within the stream valley park system and, to a much smaller extent, along the tributaries traversing private property.

**OBJECTIVE: Protect remaining forest cover and expand forest cover where possible and practicable.**

**RECOMMENDATIONS:**

- Locate stormwater management facilities and sediment and erosion control measures outside the stream buffers areas where feasible to keep wooded buffer areas intact and allow for forest plantings in non-wooded buffers (consistent with the Forest Conservation Law).
- Preserve existing forest within the expanded stream buffers as part of SPA designation in upper Paint Branch.
- Designate expanded buffers that are not wooded as high priority forest planting areas.
- Protect existing high quality forest with expanded buffer areas in the following areas:
  - Hunt/Baldi properties: Include hardwood forest stand in a Conservation Area.
  - Konterra: Cluster development to protect stream buffer areas and high quality forest stand between the stream and Colonial Gas Pipeline right-of-way.
  - Smith Property: Cluster development to protect stream buffer areas and high quality forest stand in northern and eastern ends of area.
  - Blackburn Road: Cluster development to maximize tree cover and forest preservation.

**NOISE**

Excessive noise is an environmental health problem. Noise from roadway traffic is the single most pervasive noise source in Fairland. Transportation noise impacts usually occur on residential sites that are adjacent to heavily traveled roadways, such as arterials and major highways.

**OBJECTIVE: Develop strategies to mitigate adverse environmental impacts of intrusive noise levels.**

**RECOMMENDATIONS:**

- Incorporate noise abatement where possible for existing and projected noise impact areas as part of future road widening projects.
- Continue to require noise-compatible site design for new residential development in noise impact areas along roads.

## COMMUNITY WATER AND SEWER

The T. Howard Duckett (or Rocky Gorge) Reservoir was created by WSSC on the Patuxent River to provide a source of drinking water for the bicounty area. Protection of the reservoir's water quality was a goal in the 1981 Plan and continues to be a goal in this Plan. Currently, community water and sewer service is generally available in the Little Paint Branch and Paint Branch watersheds. Most development in the Patuxent watershed is served by private septic and well systems.

In 1980, the *Functional Master Plan for the Preservation of Agriculture and Rural Open Space* recommended Rural Cluster zoning for the lower Patuxent. Extension of community water and sewer was recommended only where logical and economically feasible or where connection into existing transmission lines (Northwest Branch, Paint Branch, and Little Paint Branch) was possible.

The 1981 Eastern Montgomery County Master Plan confirmed the Rural Cluster zoning in the lower Patuxent watershed and recommended no planned service for community water and sewer north of Spencerville Road.

There are no publicly owned or operated pumping stations or force mains in the Fairland Planning Area. A relief sewer project will eventually be needed in the lower Paint Branch (south of US 29 to Prince George's County). Reduction of the development potential in the headwaters will not offset the need for this relief. The timing, location, and design of this project would be recommended by the WSSC to the County Council based on the results of a facility plan. The facility planning process will be monitored by a policy review group consisting of staff from the County Executive, County Council, M-NCPPC, and the WSSC.

**OBJECTIVE: Provide appropriate community sewer and water facilities with minimal impacts to the area's natural resources.**

### RECOMMENDATION:

- Construct community water and sewer service extensions in an environmentally sensitive manner. When feasible, water and sewer lines should be located outside stream buffers, especially wooded stream buffers. Where extensions or major improvements are deemed too damaging, alternatives such as pump-overs and force mains should be considered in the Anacostia basin.

**OBJECTIVE: Reinforce land use management policies in the Patuxent watershed and preserve the high water quality.**

### RECOMMENDATIONS:

- Reconfirm the 1981 Plan's policy of extending sewer service to properties that can tie into existing gravity systems; pumping stations are discouraged and should be used as a last resort in the Patuxent watershed.
- Individual properties recommended for sewer service in the Patuxent watershed outside of the gravity sewer envelope can be considered for service using grinder pumps and pressure sewers to avoid major capital facilities.
- In general, reconfirm the policy of no sewer service within the Patuxent watershed for Rural Cluster Zone properties.

- Maintain the low-density rural land use policy and zoning within the lower Patuxent watershed even if extension of sewer service is extended via gravity. Zoning should correspond to existing patterns of development and the potential extension of water and sewer service. In the Patuxent, areas zoned RE-1 and R-200 should have access to community water and sewer; RC should have access to community water only.
- Sewer service to properties zoned RE-1 is recommended if service can be provided via gravity to existing lines in the Patuxent or other watersheds.
- Make community sewer available to commercially zoned properties that can connect to the Anacostia sewerage system.

## VIII. HISTORIC RESOURCES AND PRESERVATION

Designation of historic sites and districts highlights values that are important in maintaining both the County's overall cultural heritage and the social fabric and identity of its individual communities. The intent of the County's historic preservation program is to provide a rational system for identifying, evaluating, and protecting the County's historic and architectural heritage for the benefit of present and future generations.

### OBJECTIVES:

- **Highlight the sites that are important in maintaining the character of the Fairland Master Plan area.**
- **Protect and enhance the Fairland Master Plan area's historic and architectural heritage for the benefit of present and future residents.**
- **Integrate historic sites into new and existing development.**

The *Master Plan for Historic Preservation* and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. Placement on the *Master Plan for Historic Preservation* officially designates the property as a historic site or historic district and places it under the protective provisions and procedural requirements of the County's Preservation Ordinance. This status affects only the exterior historic appearance of the structures and their designated environmental settings. Owners of designated properties can qualify for a number of County and State preservation tax credits, as well as other financial aids and incentives, to assist with the maintenance and preservation of their properties.

The historic properties discussed in this chapter range in date from the late eighteenth to the mid-twentieth centuries and represent well the historic land use and the evolution of the region from a sparsely populated agricultural region into a concentrated suburban community. Table XIV summarizes the current status of the historic resources of the Fairland Master Plan area and Figure 49 illustrates the general location of these properties.

The *Historic Resources of the Eastern Montgomery County Master Plan Areas* gives a historic overview of the Fairland Master Plan area and Eastern Montgomery County, as well as descriptions and pictures of the historic sites currently designated on the Master Plan for Historic Preservation. This report includes those historic properties currently on the *Locational Atlas and Index of Historic Sites in Montgomery County* and other potential historic structures, including those in the Fairland Master Plan area that are to be evaluated for designation. It also contains further explanation of the historic preservation designation criteria, the effects of historic site designation, and description of potential tax benefits to owners.

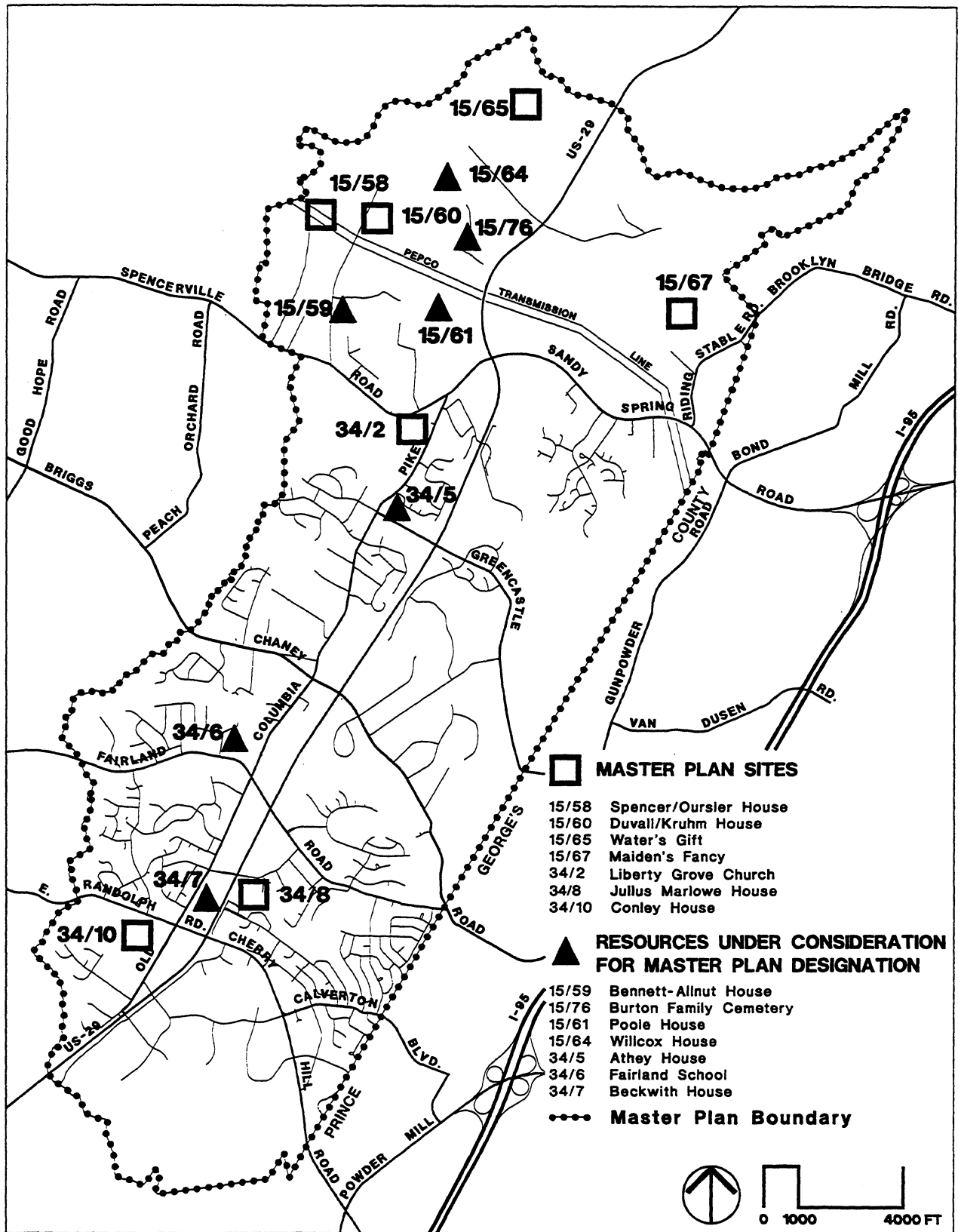




Table XIV

**HISTORIC RESOURCES  
FAIRLAND MASTER PLAN**

Ident. #	Name	Address	Comments	HPC Recommendation	Plan Recommendation
<b>MASTER PLAN SITES</b>					
#15/58	Spencer/ Oursler House	15920 Oursler Road	Distinctive example of folk Victorian triple-A, center hall I-house characterized by its three gables or A's (side gables and steeply pitched center cross gable). Built in two stages between 1863 and 1870 by Hiram Spencer and later purchased by Amelia and Charles Oursler and passed on to their son Augustus, the house was inhabited by only two families before M-NCPPC acquired the property in 1970 as part of plans for a park.		Master Plan
#15/60	Duvall/Kruhm House	15900 Kruhm Road	Important local representative of a center hall I-house built ca. 1885. The folk Victorian farmhouse, with its massive period bank barn and outbuildings, is also the heart of an outstanding late nineteenth century farmstead and reflects the lifeways of enterprising farm families in Eastern Montgomery County in this period.		Master Plan
#15/65	Waters' Gift	3600 Dustin Road	This log and frame farmhouse, originally built as a one-story chestnut log cabin around 1750 with later mid-nineteenth century two-story clapboard additions, has strong historical associations with the Waters family and their contributions to the early settlement and agricultural development of Fairland.		Master Plan
#15/67	Maiden's Fancy	15701 Aitcheson Road	Outstanding local example of a transitional Georgian/Federal brick I-house with a flemish-bond main facade and accentuated flat arches constructed for James and Lucretia Waters Ray about 1807. The house, considered a farmer's mansion in eastern Montgomery County in this period, also has historical associations with the Waters and Carr families and their contributions to the settlement and development of the Burtonsville area.		Master Plan

Table XIV (Cont'd.)

**HISTORIC RESOURCES  
FAIRLAND MASTER PLAN**

Ident. #	Name	Address	Comments	HPC Recommen- dation	Plan Recommen- dation
<b>MASTER PLAN SITES</b> (Cont'd.)					
#34/2	Liberty Grove Church	3537 Spencer-ville Road	Originally built ca. 1863 and remodeled after a fire with a belfry, vestibule, and wing additions between 1923 and 1927, Liberty Grove Church is an expansive frame structure that combines a vernacular Gothic Revival church with a parish house, classrooms, and social hall. The complex building visually expressed the church's ambitions to expand its ministry throughout the community and represents a major institutional landmark with strong historical associations with the growth and development of Burtonsville.		Master Plan
#34/8	Julius Marlowe House	2525 Musgrove Road	Three-bay, two-story I-house originally erected about 1800 with later nineteenth century lateral and rear additions. Although sided with redwood clapboards, the house still recalls its associations with the early settlement and agricultural development of the region.		Master Plan
#34/10	Conley House	12500 Old Columbia Pike	Built around 1903, the Conley House is an outstanding local example of the Neoclassical style that embodies the Conleys pride in their "Green Ridge" farm and manifests their status as a successful farm family in the community during the first half of the twentieth century.		Master Plan
<b>SITES RECOMMENDED FOR DESIGNATION ON THE MASTER PLAN FOR HISTORIC PRESERVATION</b>					
#15/59	Bennett-Allnut House	2708 Spencer-ville Road	Locally significant as a rare surviving example of a double-parlor plan I-house built about 1862. It is the sole representative of this house type to be identified in eastern Montgomery County and illustrates an amalgam of English Georgian form and Germanic plan that was once common on the nineteenth century rural landscape of Pennsylvania and central Maryland.	Yes	Yes

Table XIV (Cont'd.)

**HISTORIC RESOURCES  
FAIRLAND MASTER PLAN**

Ident. #	Name	Address	Comments	HPC Recommen- dation	Plan Recommen- dation
<b>SITES RECOMMENDED FOR DESIGNATION ON THE MASTER PLAN FOR HISTORIC PRESERVATION</b> (Cont'd.)					
#15/76	Burton Family Cemetery	3700 Block Bell Road	Small nineteenth century cemetery of the founding family of Burtonsville with plots laid out in rows on a rectangular lot. Most of the stones are simple granite pylons without inscriptions and there are several footmarkers with only initials. Two prominent double markers of white granite set on granite sills have inscriptions that indicate Isaac (died 1873) and Keturah (died 1877) and William (1787-1832) and Susan Burton (1783-1860) are interred here.	Yes	Yes
<b>SITES RECOMMENDED BY THE HPC FOR REMOVAL FROM THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES</b>					
#15/61	Poole House	3300 Belle Cote Road	Local tradition holds that this greatly altered log 2/3 Georgian plan house, erected about 1850 (now a rear ell) with an I-house frame addition around 1885, was once a dwelling for the tenants of Louis Duvall (Duvall/Kruhm House #15/60). The building was extensively renovated in the 1980s.	No	No
#15/64	Wilcox House	3720 Bell Road	This two-story gable front and wing house, built in two sections around 1859 and 1905, was representative of popular folk Victorian houses erected by Montgomery County farmers in the late nineteenth century. Extensively remodeled and expanded in the recent past.	No	No
#34/5	Athey House	3320 Green-castle Road	This 1891 two-story gable front and wing house was representative of the type of Gothic Revival or Queen Anne style farmhouses erected by Montgomery County farmers in the late nineteenth century. Extensively remodeled as an "early Americana farmhouse" in the 1970s.	No	No

Table XIV (Cont'd.)

**HISTORIC RESOURCES  
FAIRLAND MASTER PLAN**

Ident. #	Name	Address	Comments	HPC Recommen- dation	Plan Recommen- dation
<b>SITES RECOMMENDED BY THE HPC FOR REMOVAL FROM THE <i>LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES</i> (Cont'd)</b>					
#34/6	Fairland School	2510 Fairland Road	Built ca. 1895 this one-story school/residence was a simple gable front clapboard building that was converted to a L-shaped house in the 1920s and renovated again in the 1980s. The structure is the last surviving nineteenth century school in the eastern section of the County, but it is now too altered to reflect its associations with the history of American public education.	No	No
#34/7	Beckwith House	13150 Old Columbia Pike	This ca. 1865 two-story, side-gabled folk Gothic Revival style farmhouse was greatly expanded and renovated in the 1980s and no longer reflects either its associations with the region's agricultural history or represents a significant example of the vernacular architecture.	No	No