


Worksession

MEMORANDUM

September 7, 2012

TO: County Council

FROM: Jeffrey L. Zyontz,  Legislative Attorney

SUBJECT: Worksession — Amendment to the Master Plan for Historic Preservation:
Upper Patuxent Area Historic Resources

This is a worksession at which the Council will take straw votes on revisions to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources. On the basis of those straw votes, staff will draft a resolution. The Council will take action on the resolution on September 18, 2012.

PHED Recommendation: The Committee recommended approving the Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources with the following substantive revisions:

- Page 45: Amend Resource 10/1 to exclude the master planned right-of-way of Kemptown Road (3-0).
- Pages 48-49: Amend Resource 15/5 Molesworth Burdette Farm to setting immediately around the house and kitchen/tenant building to .5 acre (recommended by the property owner) (2-1; Councilmember Elrich would only designate approximately 2.5 acres and add text to address the barn that is in dilapidated condition at the time of designation). *Pages 5-8 in this memorandum address this issue. At the Committee meeting, Councilmember Floreen voted with Councilmember Elrich. After learning that the landowner and HPC staff could not agree on what construction would be allowed within the environmental setting without a Historic Area Work Permit, Councilmember Floreen changed her vote, which changed the Committee's recommendation.*
- Pages 50-63: Delete Resource 15/8 Clagettville Historic District from the Master Plan (3-0), but individually designate the Methodist Protestant Church and Cemetery 15/08-1 (3 parcels).
- Pages 66-67: Delete Resource 15/16 Claggett-Brandenburg Farm and Tobacco House (3-0) from the Master Plan; however, Councilmember Elrich would want to see the Tobacco Barn preserved and moved to another site.

- Pages 68-69: Amend the environmental setting of Resource 15/17 to exclude the existing paving of Mullinix Road (3-0).
- Page 71: Resource 15/20 – Note that the Planning Board should modify the alignment of Damascus Road to avoid transportation/historic resource conflicts (3-0).
- Page 73: Resource 15/29 Etchison Historic District – Note that the Planning Board should modify the master planned alignment of Laytonsville Road at its next opportunity (3-0).
- Page 79: Amend the environmental setting of Resource 15/73 to exclude the master planned right-of-way of Damascus Road (3-0).
- Page 95: Recommend to the Planning Board that resource 15/28 should be removed from the Locational Atlas of Historic Sites (3-0).

Background

On February 28, 2012, the Montgomery County Planning Board transmitted to the Council the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources.

Overview

This Planning Board Draft Amendment evaluated 31 historic resources (2 districts and 29 sites) located primarily in the Upper Patuxent area. The Amendment included an area history and identified resources for future evaluation. The Planning Board recommended 2 districts and 10 sites for inclusion in the Master Plan for Historic Preservation and that 19 sites not be designated. Design guidelines are recommended, but not specified, for the Clagettville Historic District. The Board recommended retaining Parr's Spring on the Locational Atlas, even if the Council does not designate the site.

The Planning Board updated the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland by adding 3 sites recommended for designation and removing 18 of 19 sites not recommended for designation. The Luther W. Moore Farm is recommended for retention on the Locational Atlas. The site is not recommended for designation by the Planning Board but is recommended for designation by the Historic Preservation Commission. In addition, the Planning Board removed 23 parcels from the two historic districts recommended for designation.

Executive comments

On April 26, 2012, the Council received comments from the County Executive on the proposed Master Plan Amendment. In addition to technical comments, the Executive recommended avoiding conflicts between master planned rights-of-way and the environmental setting for 6 proposed resources.

Public Hearing

The Council held a public hearing on June 12, 2012. Testimony raised concerns about two properties and one historic district:

- 1) The owners of the Molesworth-Burdette property requested a reduction in the environmental setting from 140 acres to a .75 acre area around the main house and summer kitchen. The owner's request was supported by the Maryland Agricultural Land Preservation Foundation and the Agricultural Preservation Advisory Board, in part because of a MALPF easement on the entire property.

The 137.85-acre Molesworth-Burdette Farm is recommended for designation. This site is subject to an agricultural easement under the Maryland Agricultural Land Preservation Foundation (MALPF) program. The Foundation suggests that prior approval from the Foundation must be sought before designation. This is an issue of State significance, as it suggests a conflict between MALPF easements and historic preservation. This issue will be discussed by the Planning, Housing, and Economic Development Committee at today's worksession.

- 2) The owners of the Clagett-Brandenburg Farm and Tobacco House requested to be excluded from the Master Plan for Historic Preservation. They presented pictures documenting the condition of the Tobacco Barn. In addition, 5 other buildings on the site map in the proposed plan no longer exist. Although the Planning Board recommended designating the entire farm as the environmental setting, the historic buildings are on 4.2 acres.
- 3) The owner of 28411 Kemptown Road objected to the historic designation of his home. He indicated that former Councilmember Knapp received a petition objecting to the Kemptown district resources #15/8 and 10/01.¹

¹ A search of former Councilmember Knapp's record did not include such a petition. When asked, Julie Glover, another owner of property in the proposed district, brought copies of a petition that included signatures through June 13, 2012. The undated petition was signed by 25 people (5 of the properties listed are recommended for exclusion from the district by the Planning Board). The 25 signers, some of whom own more than one property, represent 23 of the 34 properties in the district. The beginning of the petition, which was not in the Planning Board's records, reads in part as follows:

While we appreciate the significance and history of our homes and community, we feel we were misled by the Historic Preservation Commission. It is our feeling that if we chose to apply for historic designation we could. But, in fact, there is a government body that is trying to make that decision for us. We feel that each individual should be given the choice to apply for such historic designation, if they choose, and not be mandated into such. We therefore call upon the Montgomery County Council to overwhelmingly reject this ill-conceived recommendation by the HPC to designate our area and homes "historic".

Criteria for historic designation

The recommendations of the Planning Board are guided by Chapter 24A. Historic resources that meet the following criteria may be designated by the Council:

- (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.
 - (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.

These criteria are referenced by number and letter in the Planning Board's Master Plan Amendment. Owner's consent is not a criteria used by the Planning Board.

Resource #10/1, Friendship, 2810 Ridge Road, Plan Page 45

The farm includes an array of structures and buildings that have been characterized as outstanding. The buildings and structures are typical of the 19th and early 20th century. The farm was the home of William Moxley in the early 1800's. Although the entire 89 acre farm is recommended for the initial environmental setting, the environmental setting would be reduced by the Planning Board if the property is ever subdivided, to protect significant resources.

The County Executive recommends reducing the environmental setting such that it excludes the master planned right-of-way for Kemptown Road.

The owner signed a petition to indicate his desire to not be included in the Master Plan for Historic Preservation, but did not submit any other testimony to the Council.

In the Committee's opinion, this resource meets the criteria for historic preservation; however, the master planned right-of-way of Kemptown Road should be excluded from the environmental setting.

Resource 15/1, Parr's Spring, 4704 National Pike, Plan Page 47

This is the only place in Maryland where four counties meet at one point. It is the site of markers to indentify that point. The original marker is likely below water. It was the stopping point for part of the Army of the Potomac on the way to the battle of Gettysburg. The environmental setting would be the extent of the boundary markers.

The owners of Parr's Spring look forward to its historic designation and have submitted a letter in the record to that effect. *In the Committee's opinion, this resource meets the criteria for historic preservation.*

Resource 15/5, Molesworth-Burdette Farm, 28600 Ridge Road, Page 49

This is a farmstead that represents 2 periods of significance: the Molesworths, from 1854 to 1897; and the Burdettes, from 1897 to 1969. The entire 137.85 acre farm is recommended as the environmental setting. Two issues are raised in testimony: 1) What is the appropriate size of the environmental setting? and 2) What should the Council do when a building beyond repair is recommended for historic preservation?

What is the appropriate size of the environmental setting?

There is nothing in the record to refute the historic nature of the property. The property is subject to a MALPF easement, which restricts subdivisions on the property. The MALPF easement offers a level of protection beyond historic preservation: the owner has effectively sold his non-agricultural development rights to the Maryland Agricultural Land Trust. Many farms on the Master Plan for Historic Preservation retain their ability to plant building foundations instead of crops.

The property owner, the Agricultural Advisory Board, and the Maryland Agricultural Land Preservation Foundation recommended a .5 acre setting to cover the house and the summer kitchen.² Under their recommendation, all other buildings (the stone spring house, a woodhouse, a chicken coop, a forebay bank barn, a corn crib, and other associated buildings) would be outside of the setting.

Planning staff replied as follows when asked about the criteria used to establish an environmental setting:

The MPHP says on page 21, "as a general rule, the appurtenances and environmental setting of each resource include the original or existing property boundaries, or in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board after receiving the advice of the HPC, finds that a larger area is essential to preserve the integrity of the resource."

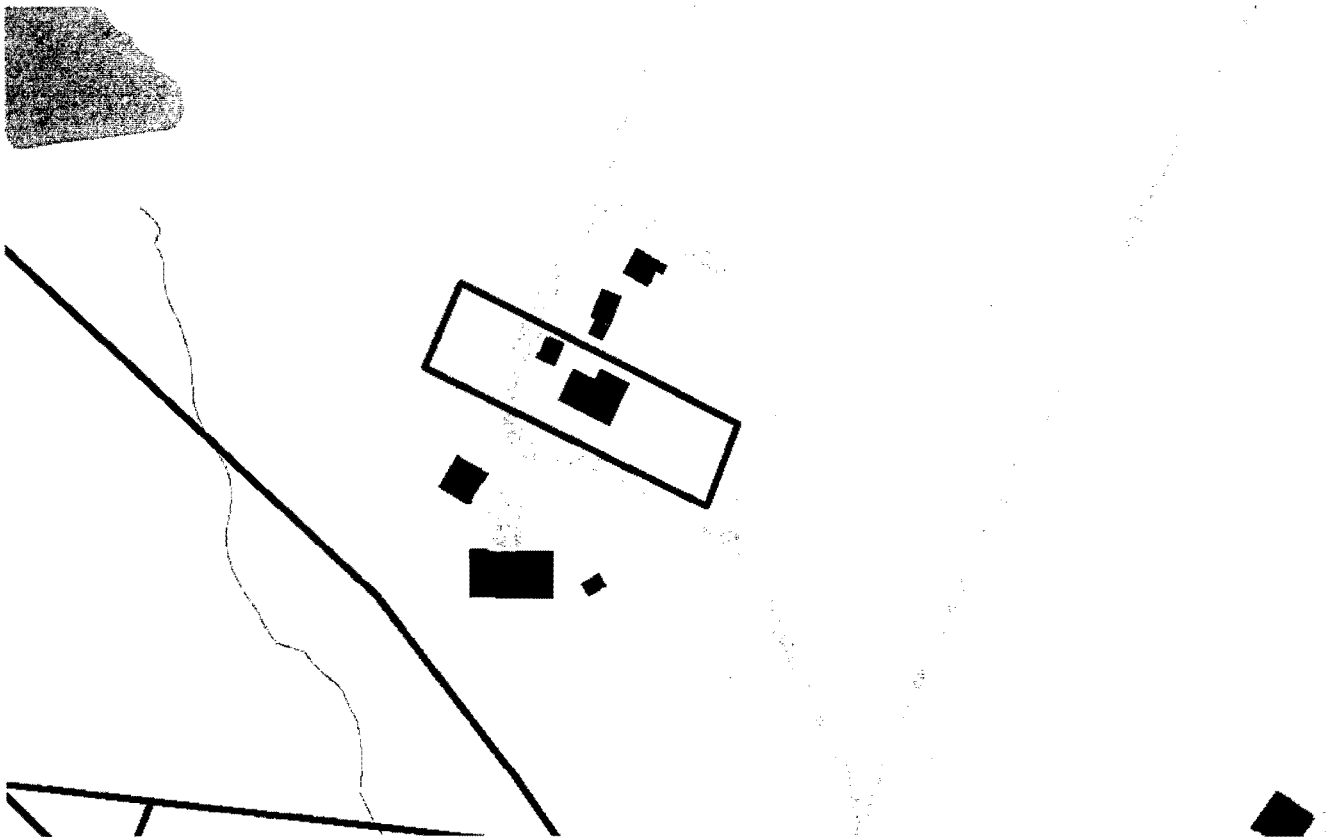
The environmental setting for a farm usually includes both farmland and the homestead, both of which constitute the resource and create its significance. However, language is often included that the environmental setting can be reduced in case of subdivision and that specified features would be important to preserve. A reduced setting might not be sufficient

² In an email to Councilmember Floreen received on June 20, the Foundation indicated its support for the owner-proposed .5 acre designation and that the Foundation "is willing to consider an adjustment of the proposed shape to encompass additional historic buildings and a small amount of the curtilage surrounding the area up to two acres total." This is a constructive suggestion that the Council should welcome. An email conversation with the Foundation started to explore the boundary line between MALPF's authority and the Council's authority. If the Foundation's "consideration" of a larger environmental setting is meant to indicate that the Foundation believes that it has a veto on the Council's authority to determine the extent of a historic setting on properties with a MALPF easement, then the Council should seek an Attorney General's opinion on the effect of a MALPF easement on the Council's discretion.

to protect the resource. Also, a reduced setting might compromise the resource's eligibility for National Register tax credits – eligibility for National Register listing and associated tax credits assumes that the historic setting of the resource is intact.

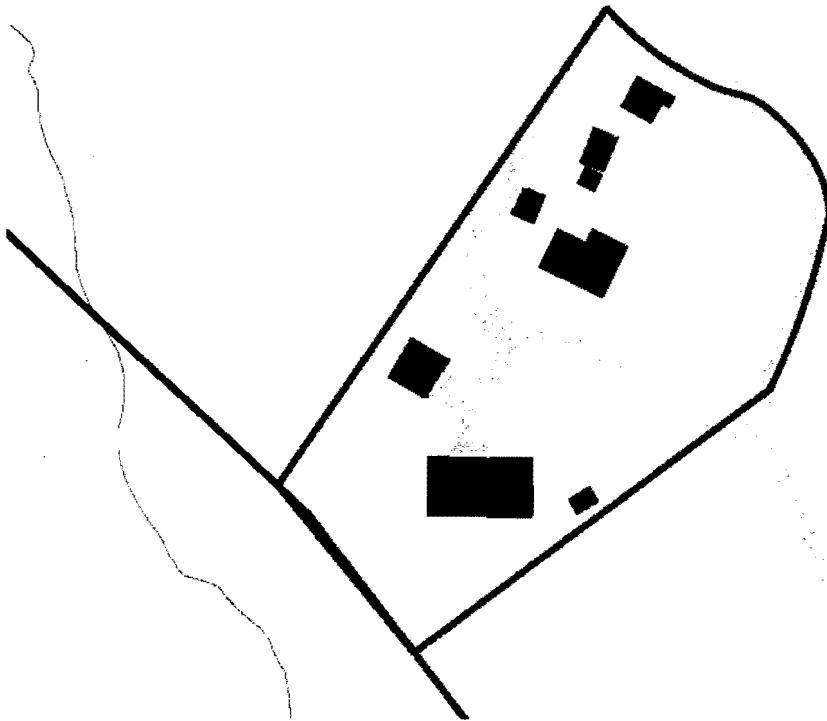
The Committee found that 137.85 acres is massively too large for the environmental setting for the Molesworth-Burdette Farm, particularly given the fact that the property is subject to a MALPF easement.³ The Committee recognized that a smaller setting may exclude the property from being National Register eligible and the tax advantages that may accrue from that, but that aspect of historic preservation is at the owner's discretion. The owner indicated a desire for a smaller environmental setting.

The Committee agreed with the .5 acre environmental setting proposed by the landowner.



Councilmember Elrich recommended a 2-acre environmental setting, rather than the .5-acre setting that includes only the summer kitchen/tenant house. He believes that several other buildings (specifically identified in the following paragraph) contribute significantly to the site because they convey an understanding of the County's agricultural heritage for this time period. Councilmember Elrich recommends an environmental setting on approximately 2.5 acres, depicted as follows:

³ In Staff's opinion, it is good policy to recognize the significance of a MALPF easement.



The owner indicated that MALPF staff request that the County survey the area designated. This request is not in keeping with the Council's actions on designating areas in master plans (and zoning). The request for a survey was made after the Committee concluded its deliberations. Staff does not recommend that the County undertake a survey to designate the historic setting.

What construction activities do not require a historic area work permit (HAWP)?

A provision of the County historic preservation law §24A-6 (b) reads as follows:

Nothing in this section shall be construed to require the issuance of an historic area work permit for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on historic resource **located within an historic district**, of which such features are a part.

HPC's practice is to apply these exceptions to individually designated resources in addition to those within historic districts. HPC's practice is to not require a HAWP for the construction of small structures or objects routinely needed for farming practices, but it would not always place the construction of a larger building in this category. The exception from historic area work permits for customary farming operations does NOT include new buildings or alterations to buildings that have a material effect on the historic resource, in the opinion of HPC staff. HPC staff is agreeable to adding the following provision for the Molesworth-Burdette Farm:

The issuance of a historic area work permit is not required for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on historic resource.

The landowner wants all new farm buildings and all alterations to farm buildings to be exempt from the requirement to obtain a historic area work permit. He would recommend the following provision instead of the one proposed by HPC Staff:

Historic area work permits will not be required for any ordinary maintenance, repair of exterior features, any **agricultural activities as defined by the Montgomery County Code**, or any landscaping, which will have no material effect on historic significant buildings (**though all changes as defined for agricultural buildings above will be allowed**). [emphases added⁴]

The core of the landowner's contention is that any new agricultural building or alteration to an existing agricultural building should not require a HAWP. The exemption requested by the landowner would be beyond the scope of the exemption in the law. The environmental setting should not include the area in which the Council would allow new buildings used that have a material effect on the historic resource without a historic area work permit. If the Council agrees with the landowner, the Council could either reduce the environmental setting or not include the property in the Master Plan for Historic Preservation.

What should the Council do when a building beyond repair is recommended for historic preservation?

This question was addressed to Planning Staff, who replied as follows:

If a building is beyond repair at the time of evaluation for designation, the building may be said to have lost its integrity – i.e., its ability to convey its significance – and thus would either be deemed non-contributing if part of a designated complex or not designated if a sole or individual resource. However, many historic resources that look beyond repair can in fact be repaired, so therefore, it is important to determine what the actual condition of building is and whether the person evaluating the condition of the building is a recognized authority or expert. If a building is deemed to be non-contributing, it would not qualify for state or federal tax credits. Therefore, the preferable course of action is for the Council to specify language in the designation regarding the degree of leniency the HPC should apply when reviewing historic area work permits (HAWPs) for the building.

How should the text for resource 15/5, Molesworth-Burdette Farm, be amended?

The Committee recommends the following text:

Contributing buildings and structures on the property are the 1911 dwelling house and a summer kitchen/tenant house.

Zoning: RDT

⁴ The Zoning Ordinance definition of agriculture is:

The business, science and art of cultivating and managing the soil, composting, growing, harvesting, and selling crops and livestock, and the products of forestry, horticulture and hydroponics; breeding, raising, or managing livestock, including horses, poultry, fish, game, and fur-bearing animals, dairying, beekeeping and similar activities, and equestrian events and activities. Agriculture includes processing on the farm of an agricultural product in the course of preparing the product for market and may or may not cause a change in the natural form or state of the product.

Criteria: 1a, 1d, 2a, 2d, 2e

Environmental Setting: The setting is approximately .5 acres, situated on parcel P800.

At the time of designation, the 137.85 acre property, parcel P800, upon which the setting is located, is a working farm subject to a Maryland Agricultural Land Preservation Foundation easement. The easement ensures the continuation of the agricultural use of this property. Ongoing agricultural use of this property retains the significance of this important cultural landscape. The historic designation of the architecturally significant dwelling house and summer kitchen house promotes their protection, thereby coupling the public purposes of the agricultural easement and the County's historic preservation program.

Councilmember Elrich recommends that the Council approve the following text:

Contributing buildings and structures on the property are the 1911 dwelling house, a summer kitchen/tenant house, and the following collection of agricultural buildings (the "Agricultural Buildings"): a stone spring house that was once fed by a windmill, a woodhouse/equipment and storage building, a chicken coop with attached outhouse and greenhouse, a closed forebay bank barn, a corn crib and granary with wagon shed and corn loft, and a concrete-block milk house/well-and-pump house. Although some of these buildings have been altered or moved over time, this collection of buildings continues to convey an understanding of the County's late 19th and 20th century agricultural heritage.

Zoning: RDT

Criteria: 1a, 1d, 2a, 2d, 2e

Environmental Setting: The setting is approximately two acres, situated on parcel P800, approximately bounded by the driveway to the east, the stand of trees to the north, and the property line to the west, and a stand of trees to the south. The setting may be subdivided if there is a need from a suitability or economic standpoint for the well or septic of the unrestricted building lot allowed under the terms of the MALPF easement to be within the area of the environmental setting.

At the time of designation, the 137.85 acre property, parcel P800, upon which the setting is located, is a working farm subject to a Maryland Agricultural Land Preservation Foundation easement. The easement ensures the continuation of the agricultural use of this property. Ongoing agricultural use of this property retains this important cultural landscape. The historic designation of the architecturally significant dwelling house and significant associated farm structures promotes their protection, thereby coupling the public purposes of the agricultural easement and the county's historic preservation program.

The issuance of a historic area work permit is not required for any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on historic resource. In recognition of the dual interests associated with the site, the Historic Preservation Commission is directed to apply the criteria for approval established in section 1.5 of the historic preservation regulations as follows in evaluating proposals for alterations to the site:

- Dwelling house and summer kitchen/tenant house: Proposals for alterations to the dwelling house and summer kitchen/tenant house will be evaluated under the standard

criteria used by the Historic Preservation Commission for individually designated historic resources.

- **Agricultural Buildings:** Included in recognition of the architectural and historical significance of the complex and to encourage continued use and preservation of the Agricultural Buildings, if feasible, while acknowledging the changing requirements of farming and the need for farm complexes to evolve, the Commission is directed to be lenient in its review of proposals to alter the agricultural buildings for agricultural purposes. Agricultural Buildings with significant damage due to weather, rot, termites or other issues will be considered at the end of their life, and the Commission is directed to allow their demolition. The Historic Preservation Ordinance's Demolition-by-Neglect provisions (Section 24A-9 of the County Code) do not apply to these buildings, unless the building is altered for non-agricultural purposes. Strict scrutiny may be applied if a building is altered for use for non-agricultural purposes.
- **The Barn:** This amendment recognizes that specific issues related to the current condition of the bank barn have been presented that may make the barn's rehabilitation infeasible, and its demolition will be allowed under section 24A-8(b)(4) of the County Code.

The construction of new non-agricultural buildings within the environmental setting requires a historic area work permit. New agricultural buildings, including the tenant house, associated with the agricultural operation is permissible, but may require a historic area work permit. The Historic Preservation Commission is directed to be lenient in its review of any such permit. New agricultural buildings fabricated of contemporary materials are to be considered compatible under section 24A-8(b)(1) and (2) of the County Code.

Resource 15/8, Claggettville Historic District, Plan Page 51

The Planning Board recommends a 34-parcel district. The resource is highly representative of a rural kinship community, whose residents were united by family ties and social, religious, and economic life. In the opinion of the Planning Board, the Claggettville District embodies the distinctive characteristics of a type, or period, and represents a significant and distinguishable entity whose components may lack individual distinction.

The Maryland Historical Trust did not find the staff-recommended districts for Claggettville (44 parcels then further reduced by the Planning Board) National Register eligible, and therefore all of the properties in the district would not qualify for state or federal tax credits.⁵ It is possible that individual resources in the proposed historic districts might be National-Register eligible and thus qualify for state and local tax credits.

The designation of the Claggettville district was strongly supported by Montgomery Preservation, Inc. In their view, the "Claggettville area contains very important and early historic resources that are important to conserve into the future as part of Montgomery County and Maryland History, this is ... a legacy issue." Montgomery Preservation requested the inclusion of parcel 28130, which is undeveloped but is topographically prominent. As previously noted, a majority of residents in the district indicated they do not

⁵ A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history. The boundaries must be based upon a shared relationship among the properties constituting the district; buffer areas should be included sufficient to protect the district's integrity. Rural villages often contain farmland interspersed with dwellings and thus these "vacant" lots are part of their character and should not necessarily be excluded.

want to be in the district. One of those members testified before the Council. Another resident submitted written testimony objecting to the historic district designation.

The County Executive recommends reducing the environmental setting to exclude the master planned right-of-way of Ridge Road and the existing right-of-way of Kempton Road south of property 28235.

The Committee recommended not designating a Claggettville district; however, it did recommend designating the Methodist Protestant Church and Cemetery 15/08-1 as an individual site.

Resource 15/13, Shipley-Mullinix Farm, 2700 Long Corner Road, Page 65

The Shipley-Mullinix Farm is significant historically and architecturally. The Council did not receive any testimony on this property. The Planning Board recommends a 90.3 acre environmental setting. *The Committee did not recommend changes.*

15/16, Claggett-Brandenburg Farm and Tobacco House, 26360 Mullinix Mill Road, Plan Page 67

The Claggett-Brandenburg Farm is significant for its rare, intact tobacco house, intact agrarian landscape, and its highly representative collection of buildings showing farm life in the mid-19th and 20th century. The Planning Board recommended an environmental setting of 82.38 acres.

The current owners of the farm do not want their property to be in the Master Plan for Historic Preservation. The corn crib and poultry house shown on Page 66 of the Plan no longer exist, according to Mr. Brandenburg's nephew and the grandson of William Brandenburg. The owner's representatives report that the current condition of the farmhouse and the tobacco house make them ineligible for preservation or restoration. They are investigating opportunities to move the tobacco house off-site. If the site is designated, despite their pleas to the contrary, they recommend a 4.2 acre environmental setting.

The generic issues of designating buildings beyond repair are similar to resource 15/5; however, the tobacco barn has always been a non-occupied building, and its state of disrepair is only documented by pictures. The building is not capable of withstanding the rigors of moving. It would have to be demolished and reconstructed.

The Committee recommended deleting Resource 15/16 Claggett-Brandenburg Farm and Tobacco House (3-0) from the Master Plan. Councilmember Elrich would want to see the Tobacco Barn preserved and moved to another site.

Resource 15/17, Sarah Brandenburg Farm, 26301 Mullinix Road, Plan Page 69

The Sarah Brandenburg Farm has architectural, as well as cultural, significance. Although the environmental setting is described in the plan, an acreage of the setting is not indicated, except that it is more than 5 acres.

The County Executive recommends excluding the existing pavement of Mullinix Road from the environmental setting. The Council did not receive any other testimony on this resource.

Resource 15/20, Mt. Lebanon Methodist Protestant Church and Cemetery, 8115 Damascus Road, Plan Page 71

This is a fine example of a rural Victorian Vernacular church, with an active cemetery and an intact rural setting. The environmental setting includes 2 parcels; the size of the setting equals 47,715 square feet.

The County Executive recommends that the plan should propose a modified alignment for Damascus Road to avoid transportation/historic resource conflicts in the future. The Council did not receive any other testimony on this resource.

The Committee recommended that a note be added to the Plan to direct the Planning Board to modify the alignment of Damascus Road to avoid transportation/ historic resource conflicts.

Resource 15/29, Etchison Historic District, Plan Page 72

The Maryland Historical Trust did not find the staff-recommended districts for Etchison (5 parcels with 7 contributing structures) National Register eligible, and therefore they would not qualify for state or federal tax credits. It is possible that individual resources in the proposed historic districts might be National-Register eligible and thus qualify for state and local tax credits.

In the opinion of the County Executive, the plan should propose a modified master planned alignment for Laytonsville Road. The Council did not receive any other testimony on this resource.

The Committee recommend that the Plan should be revised to note that the Planning Board should modify the master planned alignment of Laytonsville Road at its next opportunity.

Resource 15/71, Chrobot House, Plan Page 76

This is distinctive construction in a Germanic tradition found extensively through Frederick County, but rarely in Montgomery County. The Council did not receive any testimony on this resource.

The Committee did not recommend any changes.

Resource 15/73, Basil Warfield Farm, 8201, 8251, and 8131 Damascus Road, Plan Page 79

This is a fine example of a Gothic-inspired center cross gable house with full porch, with a complete farmstead set on a knoll overlooking Damascus Road. The proposed environmental setting is the entire 92 acre site, with a reduction of the setting if the property is ever subdivided.

The County Executive recommends reducing the environmental setting to exclude the master planned right-of-way of Damascus Road (although the map appears to indicate the exclusion of the master planned right-of-way). The Council did not receive any other testimony on this resource.

The Committee recommended a revision to the environmental setting of Resource 15/73 to exclude the master planned right-of-way of Damascus Road.

Resource 15/117, Mt. Lebanon School, 26130 Mullinix Road, Plan Page 81

This site was the center of community life in the Upper Patuxent area between 1822 and 1933. The setting is the 1 acre lot of the school. The County Executive notes that this site is identified at a different address on page 39 of the plan. The Council did not receive any other testimony on this resource.

The Committee did not recommend any changes to the Draft Master Plan.

Site not recommended for designation on the Master Plan, Page 95

The Luther Moore Farm has been on the Locational Atlas. In 2010, a tobacco house and domestic outbuilding were demolished for safety reasons. The Planning Board did not recommend resource 15/28 for designation, but the Historic Preservation Commission did recommend designation. In order to retain the Council's discretion to designate, the Planning Board retained the site on the Locational Atlas of Historic Sites.

The Committee recommended that the Council should inform the Planning Board that Resource 15/28 should be removed from the Locational Atlas of Historic Sites.

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February 2011



planning board draft

Upper Patuxent Area Historic Resources

An Amendment to the Master Plan for
Historic Preservation in Montgomery County



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Upper Patuxent Area Historic Resources

An Amendment to the Master Plan for Historic Preservation in Montgomery County planning board draft

Abstract

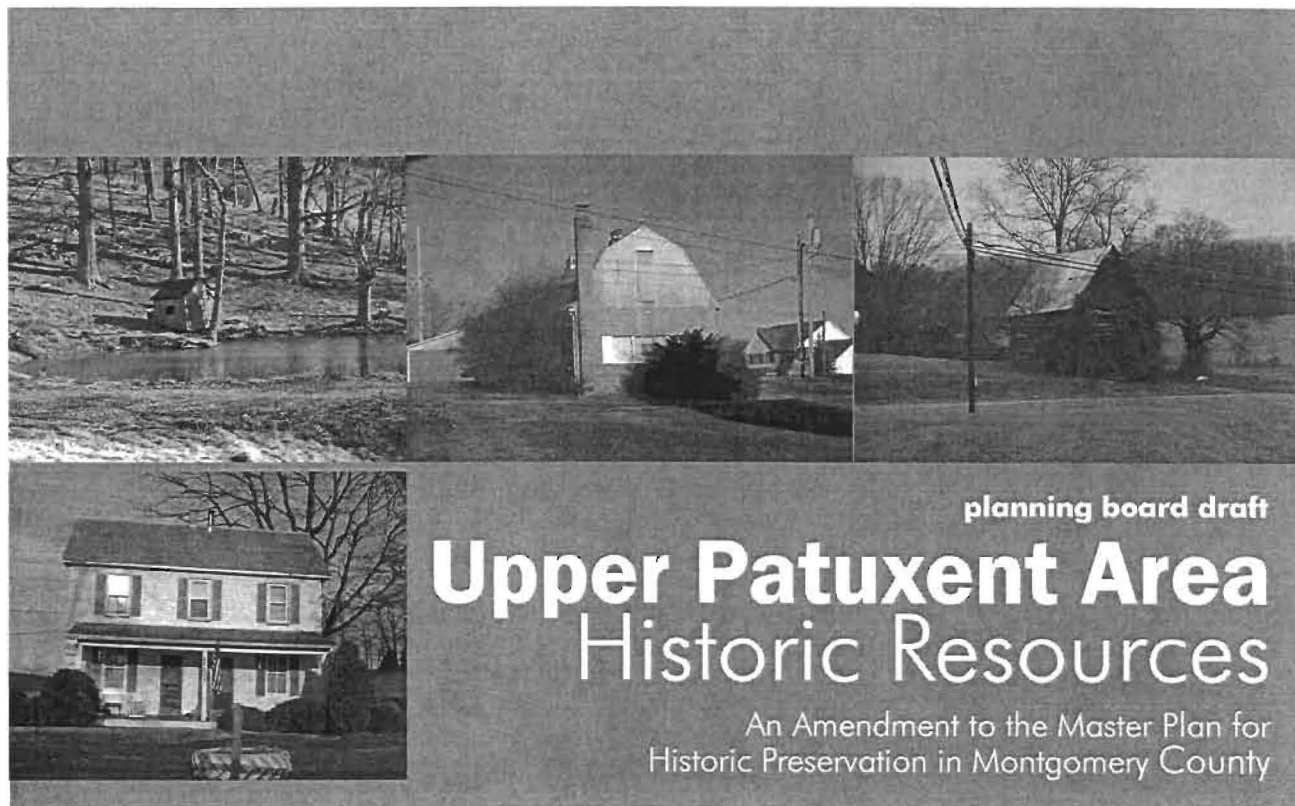
This document contains the text and supporting graphics for the Planning Board's draft Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation in Montgomery County. It amends the Master Plan for Historic Preservation in Montgomery County, Maryland (1979), as amended; the Damascus Master Plan (2006); the General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties (1964), as amended; and the Preservation of Agriculture and Rural Open Space Functional Master Plan (1980), as amended.

This Planning Board Draft Amendment presents the results of the Planning Board's evaluation of 31 historic resources (two districts and 29 sites) located primarily in the upper portion of Planning Area 15 (Patuxent). The Amendment also includes an area history and identifies resources for future evaluation. The Planning Board recommends that two districts and 10 sites be designated on the Master Plan for Historic Preservation, that 19 sites not be designated, and that staff and the County Council take up the issue of design guidelines for one of the districts. In the course of this evaluation, the Planning Board updated the Locational Atlas and Index of Historic Sites in Montgomery County Maryland by adding three sites recommended for designation; removing 18 of 19 sites not recommended for designation; and removing 23 parcels that the Board excluded from the two historic districts that it recommended for designation. The Board asks for the County Council's recommendation on whether to retain one resource on the Atlas if not designated and notes that the Atlas will be updated as necessary following the County Council's evaluation of the resources.

source of copies

The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Online at www.MontgomeryPlanning.org/historic/upperpatuxent



planning board draft

Upper Patuxent Area Historic Resources

An Amendment to the Master Plan for
Historic Preservation in Montgomery County

Prepared by Montgomery County Planning Department
February 2011

The Master Plan for Historic Preservation

The Master Plan for Historic Preservation is a functional master plan with countywide application. The plan 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. When a historic resource is placed on the Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria apply, as stated in Section 24A-3 of the Historic Preservation Ordinance, when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

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.

Implementing the Master Plan for Historic Preservation

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Montgomery County Preservation Ordinance, Chapter 24A of the County Code. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a Historic Area Work Permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6, before the work may proceed. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in a master plan amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment may provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. For a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

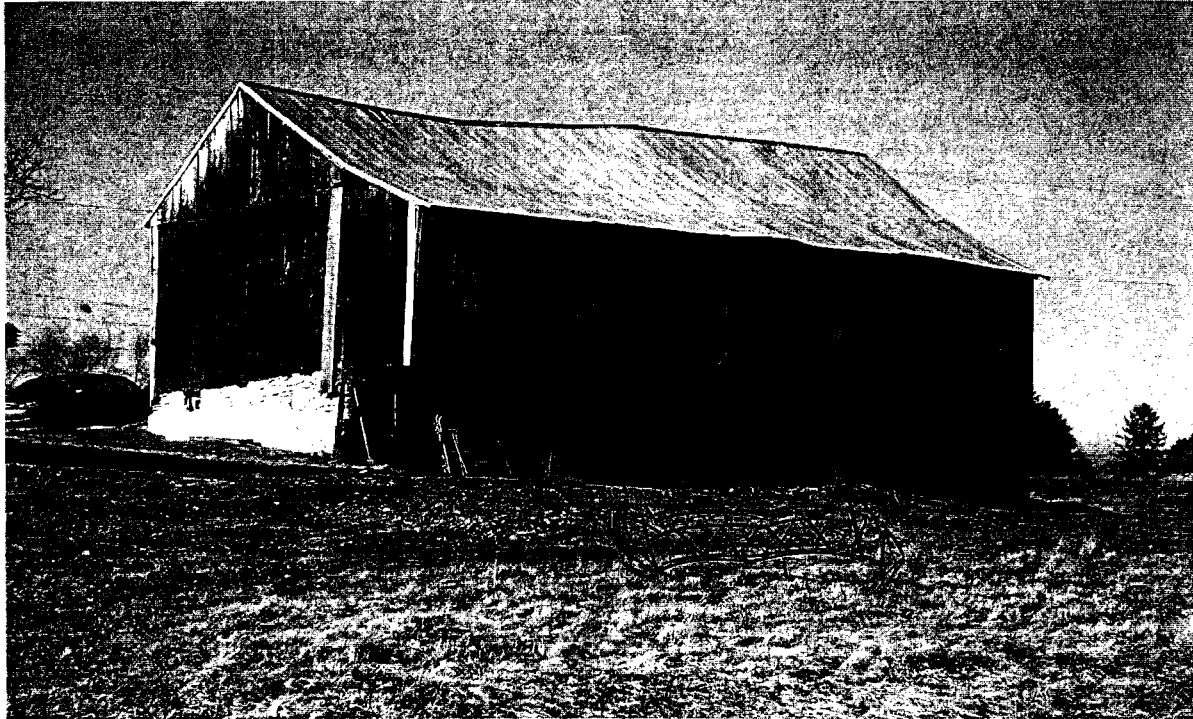
In many cases, the parcels of land on which historic resources sit are also affected by other planned facilities in a master plan; this is particularly true with respect to transportation right-of-way. In general, when establishing an environmental setting boundary for a historic resource, the need for the ultimate transportation facility is also acknowledged, and the environmental setting includes the entire parcel minus the approved and adopted master planned right-of-way. In certain specific cases, however, the master planned right-of-way directly affects an important contributing element to the historic resource. In such cases, the amendment addresses the specific conflicts existing at the site, and suggests alternatives and recommendations to assist in balancing preservation with the implementation of other equally important community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Permitting Services and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains current information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants, and a low interest loan program.

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Context

Purpose and Scope

This amendment presents the results of the Planning Board's evaluation of 31 up-County resources comprising 95 tax parcels. The Board considered the resources to determine whether they should be added to, retained on, or removed from the Locational Atlas and Index of Historic Sites in Montgomery County, Maryland and recommended for designation on the Master Plan for Historic Preservation. Resources are designated when the County Council approves the amendment and the Maryland-National Capital Park and Planning Commission adopts it. Resources are added to and removed from the Locational Atlas by action of the Planning Board, which has jurisdiction over Atlas updates.

The Planning Board evaluated two districts and 29 individual sites.¹ The Planning Board recommends that two historic districts and ten sites be added to the Master Plan. For each of these resources, the Planning Board recommendation includes, as appropriate:

- a summary of historical and architectural significance, a finding on the designation criteria met, and any determinations on public interest factors that were applied²
- a recommended environmental setting (for individual sites), with guidance for review in the case of subdivision or development, or historic district boundaries (for historic districts)
- a categorization of parcels, buildings, structures, or features as contributing or noncontributing to the significance of the resource.

This Amendment also includes a history of the Upper Patuxent area, where most of the resources are located, and identifies additional resources for future evaluation.

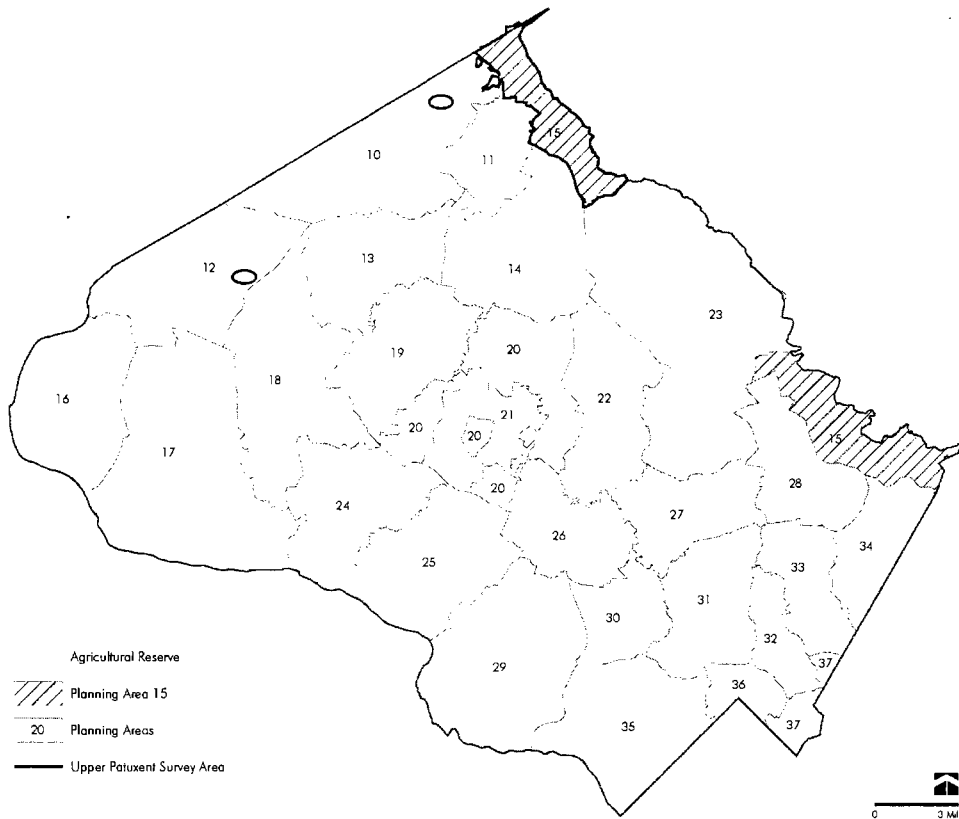
¹ The Historic Preservation Commission evaluated two districts and 36 sites, seven more than the Planning Board because the Board chose to evaluate those seven parcels as parts of districts rather than as individual sites.

² The Public Hearing Draft, which presents the Historic Preservation Commission's recommendations, evaluates resources based on the historical and architectural significance criteria specified in Section 24A-3(b) of the Historic Preservation Ordinance (Montgomery County Code, Section 24A. Historic Resources Preservation). The Planning Board Draft considers historical and architectural significance, as well as public interest factors. Page 22 of the Master Plan for Historic Preservation states that "after receiving the recommendation of the [Historic Preservation] Commission, the Montgomery County Planning Board...hold[s] a Public Hearing to make its determination, using the same criteria, considering the purposes of the ordinance, and balancing the importance of the historic property with other public interests."

Resource Locations

The resources in this amendment are located mainly in the northeastern region of the County (see Map 1) in Planning Area 15 (Patuxent). Some resources are located in Planning Areas 10, 12, and 14. The Upper Patuxent area stretches from Parr's Spring and the Frederick/Montgomery County boundary on the north to the village of Etchison and Hipsley Mill Road on the south. The Patuxent River forms most of its eastern boundary, while Kempton, Ridge, Damascus, and Laytonville Roads form part of its western boundary. Two resources (10/18 and 12/10) that don't adjoin the Patuxent Planning Area were included at their owners' requests.

map 1 Resource Locations



Resource Status

Most resources evaluated in this Amendment were listed on the original 1976 Locational Atlas. During worksessions, the Planning Board updated the Atlas by adding and removing resources. The Planning Board added to the Atlas three previously unidentified sites (15/71, 15/73, 15/117) that it recommended for designation in the Master Plan. It also removed from the Atlas 18 sites not recommended for designation, as well as 23 parcels outside the recommended boundaries of the two historic districts recommended for designation.

The original 1976 Locational Atlas included one resource within the Upper Patuxent area (the Perry Etchison House, 15/23) that the Council previously added to the Master Plan as well as several resources that the Board removed from the Atlas in prior amendments to the Master Plan for Historic Preservation.

Agrarian Character and Zoning

The resources in this amendment are within or near the County's 106,000-acre Agricultural Reserve. Zoning in the Reserve helps preserve the area's agricultural and rural character and the limited commercial nature of its small crossroad communities.

Several of the resources are located on Rustic Roads and Exceptional Rustic Roads, designations that recognize and seek to preserve the roads' rural and historic character.³ The resources considered in this amendment—farms, farmsteads, outbuildings, villages, churches, as well as former schools, crossroads gas stations, stores, and blacksmith shops—contribute significantly to the area's agricultural and rural character. They reinforce the purposes of the zoning and rustic road designations and the intents of the master plans that proposed them.

The Preservation of Agriculture and Rural Open Space Functional Master Plan (1980) first proposed the Agricultural Reserve and Rural Cluster zones to help preserve farmland, rural open space, farming, and ancillary land uses that support farming. The Plan notes that one of the public purposes served by preserving farmland is the preservation of rural lifestyles:

"The County has a rich agricultural heritage, a blend of two cultural traditions, one stemming from English planters who arrived in the 18th century, the other from Pennsylvania German and Quaker farmers of the 19th century. These two farming and cultural traditions are reflected in the blend of building materials and types evident in the County. The entire agricultural scene describes a culture and is ... instructive. [Farmland] preservation encourages and fosters a rural lifestyle important to Montgomery County. It is still possible today to see vestiges of Montgomery County's agrarian heritage in the rural villages as well as in parts of the Study Area. It is a viable land use alternative for those who desire such a life style." (page 30)

Rural lifestyles are supported and instructed by a physical environment that preserves elements of Montgomery County's agricultural heritage – its landscapes, buildings, structures, villages, and local landmarks. Farmland preservation alone is insufficient to preserve these cultural resources: since the Locational Atlas was first published in 1976, many resources have been removed due to demolition, decay, and fire. This Amendment, the first for the planning areas predominantly within the Agricultural Reserve, helps ensure the continuity and viability of Montgomery County's rural lifestyles. Because designation on the Master Plan for Historic Preservation does not limit the uses to which buildings and structures may be put but only regulates exterior additions and alterations, they may be put to new and innovative uses that sustain and invigorate Montgomery County's agricultural lifestyles and economy. The key elements that preserve agricultural land and historic resources were created at least thirty years ago—and designating the recommended resources will help fulfill Montgomery County's vision for preserving its rural heritage and farming lifestyles.

Resources for Future Evaluation

The following resources are not on the Locational Atlas and were not evaluated as part of this amendment, but have potential significance and should be evaluated for designation in the future:

- Day Farm, 13819 Penn Shop Road, location of the headwaters of the Patuxent River and two boundary markers—the Frederick County/Montgomery County and Montgomery County/Howard County boundary markers
- East side of Ridge Road, near its junction with Penn Shop Road, location of the Montgomery County/Fredrick County boundary stone
- All other boundary markers and marker sites discussed in the 1980 *Frederick-Montgomery-Howard County Resurvey* conducted by the Maryland Geological Survey at the request of the Maryland Assembly, including those outside of the Upper Patuxent Area
- 26500 Mullinix Mill Road
- 26627 Mullinix Mill Road
- 8481 Gue Road

³ Resources on Rustic or Exceptional Rustic Roads include: 10/18 Burdette-Riddle Farm on Purdum Road, an Exceptional Rustic Road; 15/71 Chrobot House on Hipsley Mill Road, a Rustic Road; and 12/10 James Lauman on a property bounded by Peach Tree Road and Bornesville Roads, both Rustic Roads, and West Old Baltimore Road, an Exceptional Rustic Road.

- Holsey Road/Friendship Area, including but not limited to 27509 Ridge Road, 27700 Ridge Road, and 9020 and 9032 Holsey Road, a historically black community
- Chrome Mines of Montgomery County, including those in Etchison

History

(In this section, resources in **bold** are evaluated in this amendment)

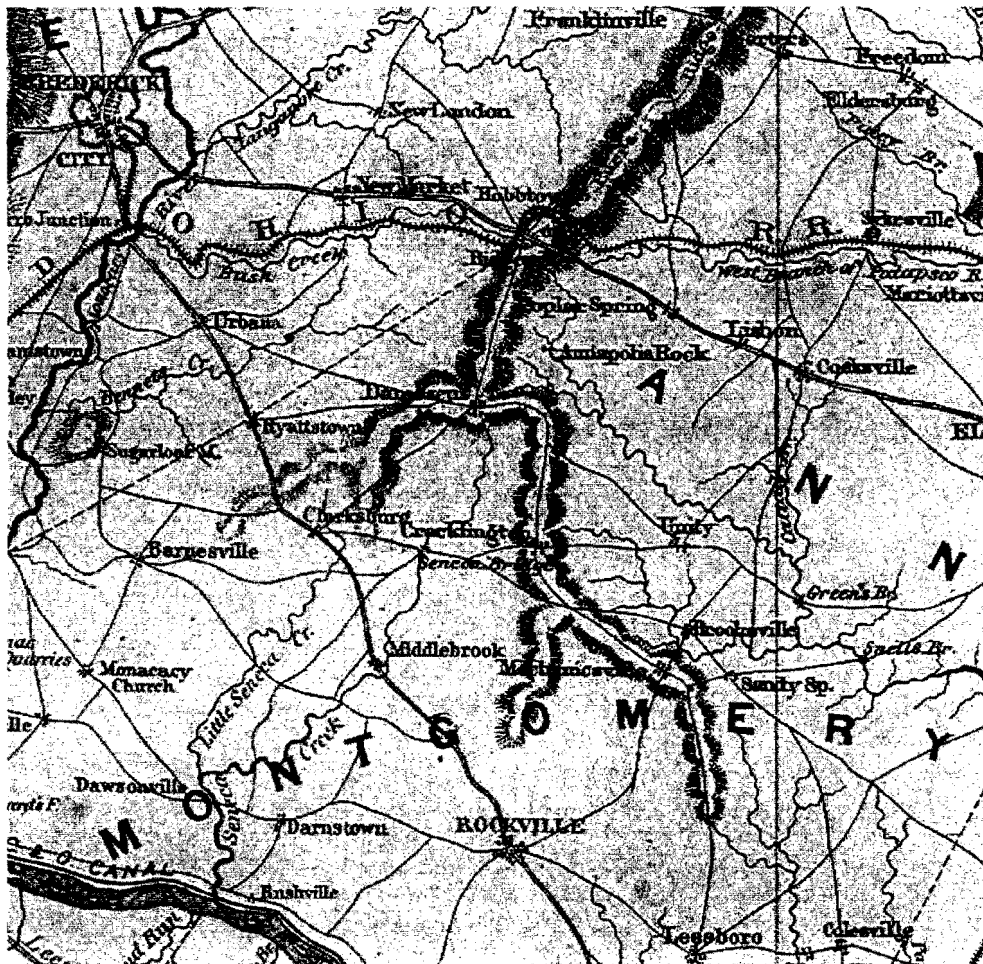
Geography

Located within the Piedmont Plain, the Upper Patuxent area is characterized by steep ridges, rolling hills, fertile valleys, and a network of rivers and streams.

Ridges

Parr's Ridge is part of a series of ridges that run southwest through the northern portions of Maryland. Parr's Ridge enters the Upper Patuxent at its northeastern tip and runs through Damascus to Route 355 and the Potomac River. Joining Parr's Ridge in Damascus is the Southeast Ridge, which runs south to Laytonsville through part of the Upper Patuxent. Parr's Ridge contains the County's highest elevation, 880 feet, on a property within the Upper Patuxent's northeastern tip.⁴ Parr's Ridge was named after John Parr, an 18th century settler who owned land near the present-day junction of Montgomery, Frederick, Howard, and Carroll Counties. Parr also lent his name to Parrsville near Mt. Airy in Carroll County and **Parr's Spring (15/1)**, which marks the junction of the four counties.

figure 1 Detail, 1861 Charles Heyne Map of Virginia, Maryland, and Delaware



Parr's Ridge, running through Frederick, Carroll, Anne Arundel (now Howard), and Montgomery Counties
(Library of Congress)

⁴ The property containing the highest elevation in Montgomery County is 13949 Penn Shop Road, tax parcel 12-60781, now occupied by the Mt. Airy Full Gospel Church.

Rivers

Land east of Parr's Ridge is within the Patuxent River watershed. The Patuxent River forms the boundary between Montgomery and Howard counties. Through the 18th and early 19th centuries, the upper Patuxent River was known as Snowden's River, after Richard Snowden, a 17th century emigrant to Maryland. The Patuxent River's headwaters originate in Montgomery County on a property containing boundary stones that mark boundaries with Frederick and Howard counties. In 1985, the Maryland Geological Survey designated the Montgomery-Howard boundary marker as the headwaters of the Patuxent, dispelling the frequent misconception that Parr's Spring to the northeast formed the Patuxent's headwaters.⁵ Parr's Spring is the headwaters of the Patapsco River, which forms the boundary between Howard and Carroll Counties.

The land west of Parr's Ridge drains to the Monocacy and Potomac Rivers, via Bennett Creek and the Fahrney Branch, through Frederick. The springhouse on Friendship (10/1) in Clagettville marks the headwaters for Bennett Creek. The Fahrney Branch is likely the "northwestern branch of Bennetts Creek" referred to in an early land patent for land above present-day Clagettville.⁶

Land Surveys and Patents

Montgomery County

The earliest land grants (patents) in what eventually became Montgomery County date from the 1680s, when Montgomery County was still part of Charles County. Speculators, both from England and the more settled areas in southern Maryland, started surveying the land and taking out land patents in what became present day Washington D.C. and Montgomery County, first on the lower reaches of Rock Creek and then along the lower reaches of the Potomac and Patuxent Rivers. Wealthier speculators typically did not inhabit or settle the land themselves, but instead leased the land to tenant farmers. Eventually, the speculators sold off small tracts, often to settlers who had come to Maryland as indentured servants and gained their freedom.

Upper Patuxent

The earliest land grants in the Upper Patuxent date to the 1740s. The steep terrain, distance from established settlements, and lack of navigable rivers may have prevented earlier exploration. The patents in the Upper Patuxent usually started out as small tracts and often were resurveyed and re-patented over time to include more area.

The Prince George's Era

Four known patents date from the period when the Upper Patuxent was still within Prince George's County, divided from Charles County in 1696.

The first was granted in 1741 to James Brooke (1705-1784). Known as Brooke's Chance,⁷ the 20-acre tract was located in the southern portion of the Upper Patuxent along the Patuxent River, between Annapolis Rock Road and Etchison, to the east of Route 108 (Damascus Road), near the **Colonel Lyde Griffith/Merhle Warfield Farm (15/27)**. Brooke later enlarged the tract.⁸ In 1764, James Brooke increased his holdings in the same vicinity of Brooke's Chance, by patenting Brooke Fields,⁹ a tract of 1,663 acres that was a resurvey of Silence, a Resurvey.¹⁰

⁵ Kenneth A. Schwarz, Department of Natural Resources, Maryland Geological Survey Special Publication No. 1, Frederick-Montgomery-Howard County Boundary Line Resurvey of 1980, prepared in cooperation with Representatives of Frederick County, Montgomery County and Howard County, 1985, page 1. The property containing the Montgomery-Howard County marker is 13819 Penn Shop Road.

⁶ Black Walnut Plains, 100 acres to Edward Busey, Patented Certificate 350, patented October 27, 1748, MSA S 1203-415, at www.plats.net, in Prince George's County Circuit Court Land Survey, Subdivision, and Condominium Plats.

⁷ Brookes Chance, 20 Acres, to James Brooke, Patented Certificate 392, patented August 5, 1741, MSA S 1203-457, at www.plats.net in Prince George's County Circuit Court Land Survey, Subdivision, and Condominium Plats.

⁸ Addition to Brooke Grove, Brooke Chance, and Brooke Black Meadow, 8430 Acres, to James Brooke, Certificate, dated 1762, Patent Record BC and GS 14, page 569, MSA S 1595-54; Patent, dated 1762, Patent Record BC and GS 15, page 348, MSA S 1595-55; at www.plats.net in Montgomery County Circuit Court Land Surveys and Condominium Plats, Montgomery County Circuit Court Land Surveys and Condominium Plats.

⁹ Brooke Fields, 1663 Acres, to James Brooke, Patented Certificate 641, patented January 1, 1765, MSA S 1197-705, at www.plats.net in Frederick County Circuit Court Land Surveys and Condominium Plats.

¹⁰ Silence (a resurvey), 726 acres, to Philemon Dorsey and Elizabeth Ridgely, Patented Certificate 1420, patented August 10, 1753, MSA S 1189-1491, at www.plats.net in Anne Arundel County Circuit Court Land Surveys and Condominium Plats.

James Brooke, a Quaker convert, played a prominent role in Montgomery County's history. In the 1720s, he became Sandy Spring's first settler, and he helped establish Sandy Spring as a Quaker community by providing the land for the Sandy Spring Meeting House. He eventually became one of the County's largest landowners. James Brooke followed in the family tradition: his Brooke ancestors had amassed substantial land holdings along the Patuxent River in southern Maryland.¹¹ He married into the Snowden family, whose members were amassing substantial land holdings on the Patuxent River in central Maryland in parts of what are now Anne Arundel, Prince George's, and lower Montgomery Counties.

The second known patent in the Upper Patuxent dating from its Prince George's era was Bush Creek Hill,¹² a 100-acre tract granted in 1744 to John Parr (died between 1746-1748). Parr patented several tracts in the area that eventually became the junction of four counties and was the namesake for Parr's Spring (15/1), Parr's Ridge, Parrsville, and Parr's Plane. He took up residence in the area. Bush Creek Hill was a long narrow patent that started along the ridge near the headwaters spring of the Patuxent River (on the Quentin Day Farm at 13819 Penn Shop Road in Montgomery County). It probably passed through Parr's Spring, the headwaters of the Patapsco River, to reach to Parrsville, now part of Mt. Airy in Carroll County. Bush Creek is a branch of the Monocacy and starts on the hill that falls to the northwest into present day Frederick. That Parr named his patent after Bush Creek shows that his orientation was toward the northwest and settlements around the town that became Frederick rather than the older settlements to the south and east in Maryland (see Figure 3).

The third known patent from this era was Hartlys Lott,¹³ a ten-acre tract granted to Francis Hartly in 1748 and later enlarged. Hartlys Lott was located near the intersection of Hipsley Mill Road and Halterman Road.

The last patent dating from the Prince George's period was Black Walnut Plains,¹⁴ a 100-acre tract granted in 1748 to Edward Busey (c 1709-1778). This patent was located in the northern portion of the Upper Patuxent on the east side of Kemptown Road between its junction with Ridge Road to the southeast (present-day Claggettville) and the Frederick-Montgomery County boundary to the northwest.¹⁵ Edward Busey resurveyed the land around Black Walnut Plains in 1757 but never patented the enlarged tract (1,420 acres). Busey was a carpenter and one-time tenant on land along Rock Creek.¹⁶ Eventually, Black Walnut Plains was incorporated into the land patent Warfield and Snowden, granted to Charles Alexander Warfield and Ann Snowden in 1812 (2,084 acres), two members of Maryland's wealthy and prominent landholding families.¹⁷

Later Patents

In 1748, Frederick County was established from the upper portions of Prince George's County. At the same time, Frederick Town, which was platted in 1745 and is now known as the City of Frederick, became the new county seat. The lower reaches of the new county included land that in 1776 became Montgomery County.¹⁸ (Portions of Montgomery County, including Georgetown, were ceded in 1791 to the federal government for the creation of the District of Columbia.)

¹¹ See John Thomas Scharf, *History of Western Maryland* (Baltimore: Regional Publishing Company, 1968, originally printed in 1882), page 774.

¹² Bush Creek Hill, 100 acres, to John Parr, Patented Certificate 433, patented February 7, 1744, MSA S 1203-500, at www.plats.net in Prince George's County Circuit Court Land Surveys and Condominium Plats; Parr's Range, Patented Certificate 1608, SA S 1203-1698 at www.plats.net in Prince George's County Circuit Court Land Surveys and Condominium Plats.

¹³ Hartlys Lott, 10 Acres, to Francis Hartly, Patented Certificate 1041, patented May 16, 1748, MSA S 1203-1112, at www.plats.net in Prince George's County Circuit Court Land Surveys and Condominium Plats.

¹⁴ Black Walnut Plains, op. cit.

¹⁵ Black Walnut Plains was located close to Kemptown Road on or near properties with the addresses 28625, 28501, and 28515 Kemptown Road. (The latter is the Ollie and Lelia Moxley House (15/8-6).) These properties are to the southeast of the Alfred Baker House (15/4) at 28901 Kemptown Road and formed part of the farmland owned by Alfred Baker at the time of his death. The location of Black Walnut Plains may be established by comparing the two survey plats found in Equity Cases 618 and 622 (Montgomery County Circuit Court, T #415, MSA Box No. 48, Loc. No. 3-55-9-48, Type of Case - Equity Years 1885-1891, JA No. 1) to current tax parcel maps, GIS maps produced by the Montgomery County Planning Department, and the certificates of survey for the land patents Warfield and Snowden and Prospect Hills.

¹⁶ See Lease, Y/2-3, Prince George's County Land Records, recorded March 26, 1739.

¹⁷ Warfield and Snowden, 2084 Acres, to Charles A. Warfield and Ann Snowden, Patented Certificate 520, patented May 21, 1812, MSA S 1202-643, at www.plats.net in Montgomery County Circuit Court Land Surveys and Condominium Plats. Warfield and Snowden was itself a resurvey of Prospect Hills, a 3008-acre tract granted in 1796 to Major Thomas Snowden and Dr. Charles Alexander Warfield. Prospect Hills was a resurvey of Friendship Enlarged, a 1915-acre tract surveyed in 1770 and patented in 1796 to the same Thomas Snowden and Charles Alexander Warfield. Friendship Enlarged was a resurvey of Friendship, a 1575-acre tract granted to Colonel Henry Ridgely (1728-1791) in 1760. (Friendship, Patented Certificate 1510, patented April 25, 1760, MSA S 1197-1575, at www.plats.net in Frederick County Circuit Court Land Surveys and Condominium Plats). Friendship included land that Edward Busey surveyed in 1757 to expand his patent, Black Walnut Plains, but did not include the original Black Walnut Plains. Snowden and Warfield were married to Ridgely's daughters, Ann and Elizabeth, respectively. The farm known as Friendship (10/1) in Claggettville was part of the land patented as Friendship.

¹⁸ Edward B. Mathews, "The Counties of Maryland, Their Origin, Boundaries, and Election Districts," in *Maryland Geological Survey General Report*, Volume 6, Part V (Baltimore: The Johns Hopkins Press, 1906), original from Harvard University, (digitized Aug. 23, 2007, Google Books), pages 518-519.

From Frederick County's establishment in 1748 through the 1750s, patents for small tracts within the Upper Patuxent continued to be filed slowly. In the 1760s through 1790s, patents were filed at a more rapid pace, and a few tracts were 1,000 acres or larger. Some of the earliest Upper Patuxent patents in the newly established Frederick County were Star's Fancy¹⁹ (1749, 50 acres) and Meek's Delight²⁰ (1749, 50 acres), both in the southern portion along Long Corner Road south of Mullinix Mill Road. In the northern portion of the Upper Patuxent, early tracts in the newly minted Frederick County include Hobb's Purchase²¹ (1750, 319 acres) and Dickerson's Chance²² (1754, 50 acres). One of the larger, later tracts was Pleasant Plains of Damascus²³ (1774, 1,101 acres), located near the junction of Mullinix Mill Road and Long Corner Road and running to the present-day Damascus. The single largest tract was Prospect Hill²⁴ (1796, 3,008 acres), which extended into then Anne Arundel County and ran along the Patuxent River from the area north of Clagettville to Mullinix Mill Road.

By about 1800, most land within the Upper Patuxent had been patented, and new patents were generally resurveys combining older grants and correcting boundary errors. Patents in the Upper Patuxent were filed by persons of both wealthy and modest means, and most of the tracts had fewer than 300 acres.

Farming Practices

Tobacco

Tobacco figures prominently in the settlement and history of both Montgomery County and the Upper Patuxent. The County's first European settlers were English planters from the Chesapeake who arrived in the early 1700s seeking new and cheaper lands for tobacco cultivation.²⁵ These planters found the County's moisture-retaining silt-loam soils well suited for growing certain varieties of tobacco. They quickly established plantations, first along the region's rivers and streams and then throughout the County. Landowning opportunities were limited since large land tracts were owned by speculators, and tobacco planters farmed the land primarily as tenants. Rather than invest in permanent buildings, they instead invested in transportable labor—slavery—to help control the costs of producing tobacco, which was a labor-intensive crop.²⁶ Through the 1700s, tobacco was Maryland's main cash crop.

By the mid-1700s, tobacco had become an integral part of Montgomery's economy: tobacco merchants from Glasgow and Whitehaven had set up stores on the upper Potomac to sell local tobacco to the French; tobacco inspection warehouses were established in Georgetown and Bladensburg in Prince George's County to ensure quality control and allow local planters to compete with Virginian planters across the Potomac; and tobacco became a common form of currency, as attested to by the bill of sale and deeds found in County land records.²⁷

The importance of tobacco to Montgomery County is clearly evidenced from the Tax Assessment schedules of 1783. In that year, the Assessment shows that there were 607 tobacco barns in Montgomery County. They were

¹⁹ Stars Fancy, 50 acres, to William Star, Patented Certificate 4524, patented September 18, 1749, MSA S 1197-4948, at www.plats.net in Frederick County Circuit Court Land Surveys and Condominium Plots.

²⁰ Meeks Delight, 50 Acres, to Jacob Meeks, Patented Certificate 2565-109, patented May, 4, 1749, MSA S 1197-2849 at www.plats.net in Frederick County Circuit Court Land Surveys and Condominium Plots.

²¹ Hobbs Purchase, 319 Acres, to John Hobbs, Patented Certificate 1941, patented June 21, 1750, MSA S 1197-2007, at www.plats.net in Frederick County Circuit Court Land Survey Subdivision, and Condominium Plots. Hobbs Purchase included part of what is now Montgomery County just north of 15/5 Molesworth-Burdette Farm, and part of Howard County. Hobbs Purchase was a resurvey of Bush Creek Hill.

²² Dickersons Chance, 50 Acres, to John Dickerson, Patented Certificate 1114, MSA S 1197-1178, at www.plats.net in Frederick County Circuit Court Land Surveys and Condominium Plots.

²³ Pleasant Plains of Damascus, 1101 acres, to Matthew Pigman, Patented Certificate 3067, patented April 13, 1774, MSA S 1197-3484, at www.plats.net, in Frederick County Circuit Court Land Surveys and Condominium Plots.

²⁴ Prospect Hill, 3008 acres, to Thomas Snowden and Charles Warfield, Patented Certificate 1228, patented October 81, 1796, MSA S 1189-1298, at www.plats.net, Anne Arundel Circuit Court Land Surveys and Condominium Plots.

²⁵ Cavicchi [Kelly], Clare, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland* (Silver Spring, Maryland: Maryland-National Park and Planning Commission, 2001), pages 5-6.

²⁶ Barnett, "Tobacco, Planters, Tenants, and Slaves: A Portrait of Montgomery County in 1783," in *Maryland Historical Magazine*, Volume 89, No. 2, Summer 1994, page 190.

²⁷ MacMaster, Richard K. and Roy Eldon Hiebert, *A Grateful Remembrance: The Story of Montgomery County, Maryland* (Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society, 1976), pages 13-14.

log or frame and evenly distributed throughout the County's five tax districts. They were about the same size as dwelling houses, the only buildings more numerous than tobacco barns that year.²⁸

By 1790, fully one quarter of the United States' tobacco exports came from Maryland, and one-fifth of that from Montgomery County.²⁹ However, reliance on tobacco proved problematic and led to new directions for the County. By the early 1800s tobacco monoculture had severely depleted the County's soils. Tobacco also was an unreliable cash crop: prices were depressed from the mid-1790s to the 1840s with only two rallies, once in the postwar years after 1815 and once for a period in the 1830s.³⁰ Tobacco planters began to move out of the County to fresh lands in the south and west, and farms were abandoned.

Farming practices in Montgomery County and the Upper Patuxent diversified starting in the 1830s. Despite these changes, tobacco held on in the County's upper reaches. By 1850, one third of the farmers in the Cracklin District and three quarters of those in the Clarksburg District were still planting tobacco, versus only three percent of the farmers in Berry's District (the lower eastern portion of the County).³¹ By 1879, tobacco was still being produced by farms in the Clarksburg, Cracklin, and northern Mechanicsville Districts—i.e., around the towns of Olney, Laytonsville, Hyattstown, Goshen, Germantown, Gaithersburg, Dickerson, Dawsonville, Darnestown, Damascus, Clarksburg, and Cedar Grove—but not in other places in the County.³² Jeremiah Brandenburg's father, William Asbury Brandenburg, continued to plant tobacco at the Claggett-Brandenburg Farm (15/16) until the 1930s, when price drops no longer justified the labor. The area around Clarksburg, Damascus, and the Upper Patuxent became the County's last stronghold for tobacco. Tobacco was still planted there up until the 1980s by a few farmers, then production stopped.³³ Recently, two farmers in the Clarksburg area started planting small amounts of tobacco again.³⁴

Tobacco's heyday has come to an end both in Maryland and Montgomery County. In 2001, the state offered a buyout to Maryland's tobacco farmers in return for growers agreeing never to plant tobacco again. Many farmers took the offer.³⁵ In 2009, the General Assembly voted unanimously to abolish the State Tobacco Authority, which was established in the 1940s to conduct auctions at warehouses so that farmers could get the best prices for their tobacco crops. The last tobacco warehouse was in Hughesville, Maryland, and the last auction took place in 2006.³⁶ The remaining tobacco house in the Upper Patuxent is no longer in use today. Farm statistics tell the tale of tobacco's demise in Montgomery County: in 1850, the County produced 426,995 pounds of tobacco, in 1945, 70,112 pounds, and in 1997, none.³⁷

Diversified Grain Farming

Montgomery County's tobacco monoculture reached its low ebb about 1830. In response, Quakers in Sandy Spring started experimenting with scientific farming methods and helped introduce new farming tools, techniques, and fertilizers. They also formed the first agricultural societies to help disseminate farming knowledge.³⁸

Farmers of German and Scots-Irish descent started moving down from Pennsylvania and Frederick, bringing with them a more diversified and sustainable agriculture. Slowly wheat and grains began to replace tobacco

²⁸ The Tax Assessment of 1783 was commissioned by the Maryland State Legislature to levy taxes on the counties to help defray Revolutionary War costs. The Assessment collected information about the soil and land, housing, farm improvements, slaves, demographics, and wealth. See MSA -S-1161 and Barnett, *op. cit.*, page 185, 189, 190. Barnett asserts that the tobacco houses were of log or frame, apparently based on the 1783 Assessment. However, there are no known frame tobacco houses in Montgomery County.

²⁹ MacMaster and Hiebert, *op. cit.*, page 116, citing Edward C. Popenfuse, *In Pursuit of Profit* (Baltimore, Maryland: Johns Hopkins University Press, 1969), page 217, and G. Melvin Herndon, *William Tatham and the Culture of Tobacco* (Miami, Florida: University of Miami Press, 1969), page 200.

³⁰ *Ibid.*

³¹ MacMaster and Hiebert, *op. cit.*, page 125.

³² T.H.S. Boyd, *The History of Montgomery County Maryland* (Westminster, Maryland: Heritage Books, Inc., 2001; originally published in Clarksburg, Maryland, 1879), pages 119 – 144.

³³ Telephone conversation with Jeremy Criss, Montgomery County Department of Economic Development, Agricultural Services Division, June 24, 2009; telephone conversation with Douglas Tregoning, University of Maryland College of Agriculture and Natural Resources Maryland Cooperative Extension, July 1, 2009.

³⁴ *Ibid.*

³⁵ National Trust for Historic Preservation, "11 Most Endangered – Tobacco Barns of Southern Maryland" at <http://www.preservationnation.org/travel-and-sites/sites/southern-region/>, retrieved June 25, 2009. See also Cecil H. Yancy Jr., "Buyout Brings Changes to Maryland Farm Landscape," *Southeast Farm Press*, April 9, 2004, at <http://southeastfarmpress.com/new/maryland-buyout/>, retrieved July 3, 2009.

³⁶ Christy Goodman, "Demise of Tobacco Agency Closes Chapter in History," *The Washington Post*, April 16, 2009.

³⁷ United States Department of Agriculture National Agricultural Statistics Service, *The Census of Agriculture: 1850, 1950, 1997*, at http://www.agcensus.usda.gov/About_the_Census/index.asp.

³⁸ Boyd, *op. cit.*, pages 119-129.

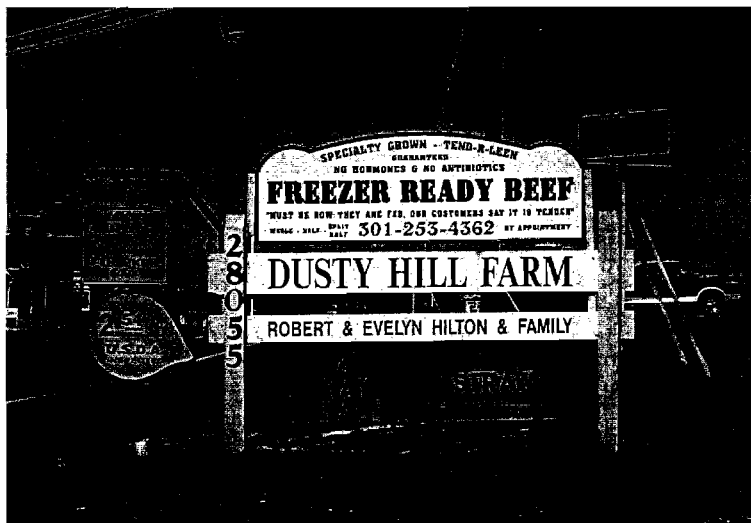
as the predominant crops, and more fruit trees and livestock were introduced. Family-operated farms replaced farms dependent on slave labor. Grist, cider, and saw mills were erected to serve the needs of the new farming community. By the early 1900s, large multi-purpose bank barns had become common features in the landscape.³⁹

Dairy Farming

By the late 1800s, farming advances greatly increased the soil productivity of the County's small farms. These advances included better crop rotation, deeper plowing, cheaper and more widespread use of fertilizers, and use of steam powered planting and harvesting machinery. Nevertheless, small farmers in Montgomery County and the Upper Patuxent faced increasing competition from large wheat and cattle producers in the American west. Local farmers lost their markets, were eventually paid not to grow wheat, and mills declined. In the 1920s, new advances allowed Montgomery's small farmers to move into dairy farming. These advances included road improvements, refrigerated trucks and railcars, and building technologies that enabled the construction of economical and sanitary dairy facilities.⁴⁰ The gambrel-roofed dairy barn with attached milkhouse became the newest barn to enter the landscape. By 1954, there were 306 dairy farms in the County.⁴¹ Dairy farming in the County declined thereafter, as herds were reduced by disease in the 1950s. Skyrocketing land values in the 1960s and a federal buyout of dairy farms in the 1980s also encouraged farmers to sell their land and herds and get out of dairy farming.⁴²

Current Farming Practices

Today, Montgomery County's farm economy includes major crops of corn, wheat, hay, and soybeans.⁴³ The equine industry plays an increasing role. Horse lessons, boarding, and training are provided at Ridgefield, the site of the **Alfred Baker House (15/4)**. One of the County's last five operating dairy farms may be found at the **Colonel Lyde Griffith/Merhle Warfield Farm (15/27)**, now known as Babble Brooke Farm. The **Molesworth-Burdette Farm (15/5)**, now known as Rock Hill Orchard, produces flowers, fruit, and vegetables and has a pick-your-own operation and farm market. The **Captain Clagett-Hilton Farm (15/9)**, now known as Dusty Hill Farm, produces beef, hay, and straw.



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

³⁹ Cavicchi [Kelly], *op. cit.*, pages 9-10. See also Robert J. Brugger, *Maryland: a Middle Temperament 1634 - 1980* (Baltimore: The Johns Hopkins University Press, 1988), page 69.

⁴⁰ Andrea Rebeck, *Montgomery County in the Early Twentieth Century: A Study of Historical and Architectural Themes*, completed for the Montgomery County Historic Preservation Commission and the Maryland Historical Trust, Silver Spring Maryland, December 1987, pages 1-2 in the chapter "Twentieth Century Borns in Montgomery County."

⁴¹ Montgomery County Department of Economic Development - Agricultural Services, *Form Characteristics - Montgomery County - 1949 - 2007*, retrieved August 6, 2010 from <http://www.montgomerycountymd.gov/content/ded/agsservices/pdf/files/ogdata1949-2007.pdf>.

⁴² Rebeck, *op. cit.*, page 7.

⁴³ Montgomery County Department of Economic Development - Agricultural Services, *Agricultural Fact Sheet for Montgomery County Maryland*, December 2009, retrieved August 6, 2010 from <http://www.montgomerycountymd.gov/agstmpl.asp?url=/Content/DED/AgServices/agfacts.osp>.

Settlement Patterns

Farming practices influenced settlement patterns. The 18th century settlement patterns of the Upper Patuxent reflect the predominance of tobacco, and 19th and 20th century settlement patterns reflect a diversified agricultural economy.

18th Century

In the second half of the 1700s, as patents were filed in the Upper Patuxent and land became available for purchase and rent, planters from southern Maryland slowly arrived to take up tobacco farming. Planters had been reluctant to take up this backcountry land because it was hilly, remote, and had poor access to markets and tobacco inspection warehouses. Those who came lived hardscrabble lives. They farmed small tracts, lived in one or two-room log dwellings, and built most of their outbuildings of log as well. The few slaves they had also lived in simple log dwellings near the planter's own dwelling. Roads were primitive and few. Bridle paths, ridgelines, native trails, and rivers functioned as travel corridors as the road network developed. When roads were laid, they often ran along ridgelines. Dwelling houses were originally oriented toward rivers, reflecting their importance in daily life. This orientation continued through the Civil War. Farmsteads were isolated from one another.

There are few buildings and structures left in the Upper Patuxent from the second half of the 1700s and few records of residents. Many residents were tenant farmers, and their leases were private matters between individuals, not recorded for posterity. Three of the earliest known farmers in the Upper Patuxent are William, Ezekiel, and Jacob Moxley, the three sons of Nehemiah Moxley of Elk Ridge (then in Anne Arundel County, now in Howard County).⁴⁴ Nehemiah purchased part of Friendship for his sons in 1783. **Friendship (10/1)**, a farm on the west side of Kemptown Road at its junction with Ridge Road probably dates from that time and has been in the possession of William Moxley and his descendants for eight generations.

19th and Early 20th Century

In the 19th and 20th centuries, as farming practices evolved to include grains and dairy farming and new industries were introduced, settlement patterns became more complex. New elements were added to the landscape. The settlement patterns of this era are strongly in evidence today. The various elements of the 19th and 20th century landscape and their siting are described in sections below.

Industry

Mills

Mills, established along major waterways, acted as local landmarks and community gathering places, especially before villages or towns had developed. The earliest mill in the Upper Patuxent area was Pigman's Mill, which opened on the Patuxent River in the late 1790s. Later known as Marshberger's Mill, it became a boundary point for the Cracklin District, a new election district laid out in 1821. **Mullinix Mill (15/14)** was built in the 1870s, probably on or near the same site. The operation included a grist mill, saw mill, and cider mill and served people from Laytonsville, Damascus, and Gaithersburg. Mullinix Store (15/14), which included a post office, was built nearby on Mullinix Mill Road and operated until the 1930s. Harold Mullinix, Sr. remembered that in the early 1900s, the store was busier than the shops in Damascus at Christmastime. The mill burned down in 1913 and the store in April 2000. The other known mill in the Upper Patuxent area was Duval's Saw and Grist Mill, shown on the 1865 Martenet and Bond Map, flanking both sides of the Patuxent River near the **Colonel Lyde Griffith/Merhle Warfield Farm (15/27)**. Little is known about this mill operation.

Steam engines helped spell the end of mills. However, on the Fahrney Branch, a wormweed mill (10/4) was built in 1939 that used a steam engine. This mill was located on the **John Moxley Farm (10/3)** on Kemptown Road. This mill was still in use in 1978, but no longer stands.

⁴⁴ Allie May Moxley Buxton, *Nehemiah Moxley: His Clagettville Sons and Their Descendants* (BookCrafters: Chelsea, Michigan, 1989).

Blacksmiths

As the road network developed through the 1800s and early 1900s, blacksmiths located themselves at key junctions to serve travelers. Early maps indicate there were blacksmith shops at Penn Shop Road and Ridge Road, Kempton Road and Ridge Road in Clagettsville, in Damascus, and at Damascus Road and Laytonsville Road. Local tradition holds that the Hipsley-Hawkins property at 24220 Laytonsville Road included the blacksmith shop at this last junction (within the **Etchison Historic District (15/29)**).

Chrome Mining

In the 1830s, serpentine deposits were discovered around Etchison, and chrome mines were opened on the property of **Colonel Lyde Griffith (15/27)**. Chrome mines were eventually also opened on a confronting property on the south side of Damascus Road. This episode in the Upper Patuxent's history is commemorated in the name of the nearby Chrome Mine Road.

Communities

Many Upper Patuxent communities grew around well-travelled intersections. **Etchison (15/29)**, once known as Ragtown, is a good example of a crossroads community. By the 1880s, Etchison had a blacksmith shop, church, one-room schoolhouse, stores, a post office in one of the stores, and residences. **Clagettsville (15/8)** was a kinship community largely populated by Moxley and Easton families that developed around the **Montgomery Chapel Methodist Protestant Church (15/8-1 and 15/8)**, a blacksmith shop, stores, one-room schoolhouse, and a post office. The histories of Clagettsville and Etchison are discussed in more detail later in this document. The small community of Mullinix Mill developed around a mill and a store with a post office. A community named Bootjack developed around a store of the same name at Long Corner Road and Damascus Road. This store no longer stands. Bootjack took its name from the triangular intersection, shaped like the old-fashioned bootjacks used to help people remove their boots. Just outside the Upper Patuxent, in the settlement that became Damascus, James Whiffing had a dwelling, store, blacksmith shop, and stables on the site by 1814.

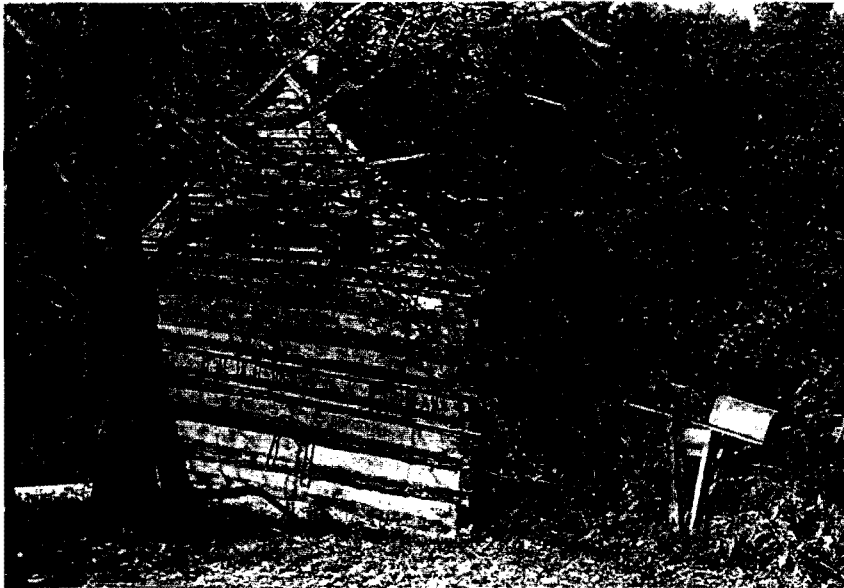


Linear village form with surrounding farmland, Clagettsville (Pictometry, 2008)

Dwelling lots in these communities were carved from farmland that lined the street. Communities developed a linear form, with open farmland as the backdrop. Extensive kinship ties developed as family members lived side-by-side for generations, building new dwellings as needed in favored local styles of the time. Linear villages typify Montgomery's up-County rural communities.

Friendship is another community within the Upper Patuxent. Located to the south of Clagettville and centered near Holsey Road and Ridge Road, it exhibits the linear form described above. Named for **Friendship (10/1)**, the farm to the north, it had its origins as a black community. One of its earliest dwellings, perhaps dating to the 1830s, is the Inez Zeigler McAbee House (15/116) on Holsey Road. Tradition holds that this dwelling was built on land conveyed in 1835 to John Holsey, a black farmer, by Asbury Mullinix, once a major slaveholder on Long Corner Road. The Holseys and other African Americans who settled in the vicinity were known to be slaves on the Asbury Mullinix plantation (15/11). Friendship also includes Friendship Church (15/115) on Ridge Road, with graves dating to 1885. The community was once also known as Razorblade.

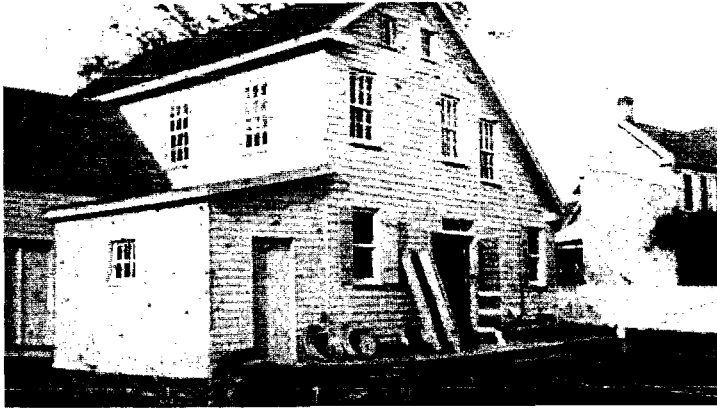
Another African-American community was Moxleyville (10/2), also known as Zeiglertown, located northwest of Clagettville on the north side of Moxley Road. Moxleyville's log dwelling houses were built in a hollow off the road, at various angles to one another, on steeply sloped, obviously less preferable lots. These buildings no longer stand. Members of the Zeigler family were known to have lived live there, later moving to Friendship. Giles Easton and Miles Smith conveyed land to Dock and Sarah Zeigler in 1884. Moxleyville also may have been a community of freed slaves.



Log House, Moxleyville (10/2), c1970, removed from the Locational Atlas

Schools, Churches, and Stores

Schools, churches, and stores occupied various types of sites. Schools and churches were prominently sited in the landscape. Some one-room schoolhouses were located within crossroads communities, though not on the most prominent corner sites. Examples include the Ragtown School (later called Etchison School) in Etchison, an unnamed "colored" school in Etchison whose exact location is unknown, and the Clagettville School (for white children) in Clagettville. Another example is the African-American school in Friendship, known at various times as the Razorblade, Friendship, or Clagettville School. This school was located diagonally across the street from and south of Friendship Church. Children in Friendship could not attend the nearby school in Clagettville due to segregation. None of these schools remain. Some schools stood alone on whatever lots generous farmers would provide, often sited on hillcrests for prominent visibility. Examples include the **Mt. Lebanon School (15/117)**, now a residence at the bend of Mullinix Mill Road. Mt. Radnor School stood slightly outside of Planning Area 15, south of Friendship and at the bend of Ridge Road where it intersects Gue Road, in Planning Area 11.



Original Etchison Store, built c1876



Mullinix Store, which was operating by the early 1900s



Mt. Lebanon Methodist Episcopal Church

Churches located at crossroads include **Montgomery Chapel Methodist Protestant Church (15/8-1 and 15/8)** and the **Mt. Tabor Methodist Episcopal Church (15/29-1)**.

Other churches were located on individual lots distant from town, often on a hill or at a visible spot. Examples include the Mt. Lebanon Methodist Protestant Church (15/20), situated on a rise at a bend in Damascus Road, and the old Mt. Lebanon Methodist Episcopal Church, no longer standing, situated at a bend and on a rise on Mullinix Mill Road. The latter church was once known as Benton's Church and was the earliest church in the Upper Patuxent, dating from 1822. Brown's Chapel, a log building dating from the 1840s that no longer stands, was situated at a bend in road on Brown's Church Road, now within Patuxent State Park.

Stores were sometimes located at crossroads, such as in **Etchison (15/29)**, but often were simply sited along the road among residences. Two stores in **Clagettsville (15/8)** along Kemptown Road are good examples: the Harvey Moxley Store at 28314 Kemptown Road and the Willie B. Moxley Store at 28416 Kemptown Road. Both have now been converted to residences.

In contrast to dwellings of the time, which were usually side-gabled, schools, stores, and churches in the Upper Patuxent usually exhibited a simple, one-and-a-half story front-gabled form through the 19th and early 20th centuries. **Mt. Lebanon Methodist Protestant Church (15/20)**, **Mt. Lebanon School (15/117)** (now a residence), and the two stores on Kemptown Road mentioned above are examples. A front-gabled building at the corner of Ridge Road and Holsey Road may have been a store for the Friendship community. These front-gabled buildings were either log or frame. Log persisted as a building material into the early 19th century. Brown's Chapel (no longer standing) on Brown's Church Road was a good example of a front-gabled log building. Mt. Lebanon Methodist Episcopal Church, no longer standing, was a front-gabled log building covered by clapboard and eventually used as the first building for the Mt. Lebanon School. Two stores no longer standing, the Mullinix Store (15/14) and the original Etchison Store at the corner of Laytonsville and Damascus Roads in the Etchison Historic District (15/29), were frame front-gabled buildings with overshot roofs.

Cemeteries

At first, farm families had family cemeteries within their properties, often marked by a grove of trees, and usually at some distance from the farmstead. Some family markers have been observed within open farm fields. It is unknown whether they were originally planted in open fields or the trees have died or been removed. Grave markers sit in an open field at the **John Moxley Farm (10/3)**. In the third quarter of the 19th century, as new church buildings were erected to replace older log structures, land was provided for adjacent cemeteries. Cemetery associations affiliated with the churches maintained the cemeteries, ensuring better care of graves. A slave cemetery was known to exist on the farm at **Friendship (10/1)** in the woods to the rear of the house, separate from the Moxley family cemetery in an open field elsewhere on the farm. The graves in slave cemeteries were often unmarked or the markers were of wood and disintegrated over time.



Tombstones, John Moxley Farm (10/3)

Farmsteads

Farmstead layouts in the Upper Patuxent remained fairly uniform throughout the 19th and early 20th centuries, as discussed below. New types of agricultural buildings were introduced as tobacco farming was supplemented by grain and livestock farming in the 19th and early 20th century and dairy farming in the second quarter of the 20th century. Farmsteads, i.e. the buildings and the immediately adjacent land, were often set far off the road where lot size allowed. Buildings and outbuildings were generally clustered within a three- to 10-acre area. The pre-Civil War dwelling house was oriented toward the stream that crossed the property. Post Civil War dwellings or additions to dwellings faced roads. Generally, the view of the dwelling house from the road was unimpeded by farm or domestic outbuildings. Trees often sheltered the dwelling house and domestic outbuildings.



Molesworth-Burdette Farm (15/5) with Ridge Road in the lower right

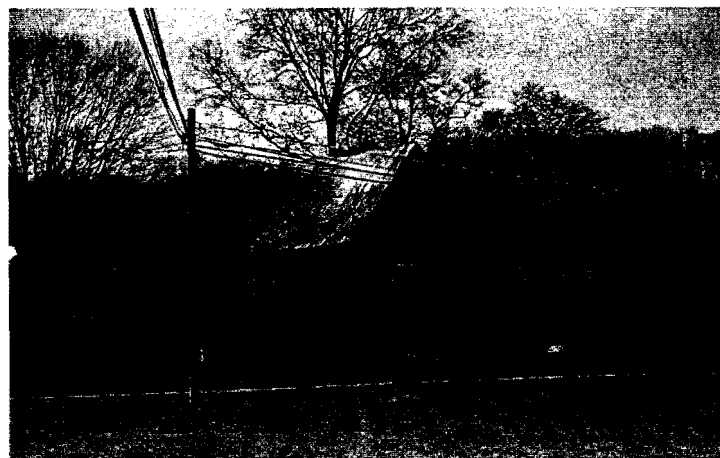
Domestic outbuildings such as dairy houses, smoke (or meat) houses, and summer kitchens were clustered near the dwelling house on the sides or rear, with their doors facing the dwelling house. This arrangement enabled easy surveillance. Chicken coops (poultry houses), woodsheds, and other miscellaneous small outbuildings were often clustered, usually farther from the dwelling house than the domestic outbuildings. Chicken coops had a variety of orientations, perhaps to create the best lighting and temperature conditions for the birds. Few privies remain. The three observed were either freestanding or attached to poultry houses. The two privies attached at poultry houses were found at the **Molesworth-Burdette Farm (15/5)** and **Basil Warfield Farm (15/73)**. The first was wood, the second terracotta. The freestanding privy was found at the Walter and Ida Allnutt House at 6920 Damascus Road in the **Etchison Historic District (15/29)** and located behind the dwelling house at some distance. This privy was reputed to have come from the Etchison School. Spring houses usually were located on the edge of a stream or pond. If the farm had a windmill that could pump water from the spring to the spring house, the spring house was located close to and facing the dwelling house.



Privy attached to chicken coop, Molesworth-Burdette Farm (15/5)



Spring House, Friendship (10/1)



Brandenburg Log Tobacco House (15/16)

Few tobacco barns or tobacco houses, as they were known locally, remain on farmsteads in the Upper Patuxent. Known examples were or are located close to the main road, such as **Brown's Tobacco House (15/7)**, no longer standing, on Ridge Road above Clagettville. In the 1930s numerous tobacco houses were clustered around the intersection of Mullinix Mill Road and Long Corner Road. Tobacco barns were one of the few farm buildings not clustered near the dwelling house. A tobacco barn was usually a one-and-a-half story, gabled log structure with a steeply pitched roof, daubing and chinking between logs, a low rectangular entrance on one side, and multiple levels of interior cross poles on which to hang laths or spears of tobacco stalks. Fire was the most likely method of curing the tobacco leaves. Only a handful of tobacco barns remain in the County, and only one in the Upper Patuxent—the **Brandenburg Tobacco House** on the **Clagett-Brandenburg Farm (15/16)**. This barn is the County's finest standing of a tobacco house and is situated right on Mullinix Mill Road.

Bank barns were given pride of place on the farmstead. They were built on a monumental scale previously unknown and usually were prominently situated to the side of the house and within clear view of road. An example, no longer standing, was the bank barn at the **Becraft Farm (15/6)**. Bank barns became common features in the 19th century as grains and livestock replaced or supplemented tobacco. Built to be multi-purpose, bank barns had livestock stables on the lower levels and threshing floors, granaries, and lofts for hay and grain on the upper levels. If possible, they were banked into hillsides to allow a wagon to enter the upper level via a ramp, or a ramp was built up to allow entry. Existing bank barns may be found on many of the surveyed resources in the Upper Patuxent, including **Friendship (10/1)**, the **Molesworth-Burdette Farm (15/5)**, and the **Shiple-Mullinix Farm (15/13)**. Corncribs and dual corncrib/granaries usually sat within close proximity of the bank barns, as did carriage houses.

Dairy barns and associated milk houses were usually situated near bank barns. Dairy barns were built on level ground, with stables in the form of stanchions (posts) for dairy cattle on the ground floor and hay storage in the spacious loft above. These 20th century barns' large lofts under gambrel roofs were made possible by new self-supporting truss systems. They also featured concrete

blocks, a new building material from the 1920s. Concrete block could be hosed down and cleaned more easily than the old wood barns, allowing farmers to meet improving sanitation requirements. Silos are often found near the barns. The **Basil Warfield Farm (15/73)** shows this combination of bank barn, dairy barn, milk house and silo, as does the **Warthan Day Farm (15/19)**. Both farms have terracotta silos, which are unusual in the Upper Patuxent.

Tenant houses were often located at a distance from the dwelling house and farmstead. At the **Shipley-Mullinix Farm (15/13)**, the tenant house is located near a stream several hundred feet away from the main dwelling, and at the **Basil Warfield Farm (15/73)** the tenant house is on the far edge of the property, close to the road.

Although the Slave Census of 1867 indicates that there were slaves living in the Upper Patuxent region (e.g., on Caroline Etchison's farm, now known as the **Sarah Brandenburg Farm (15/17)**), no structures definitively documented as slave quarters were identified. In the upper County, slave quarters were usually located near the main dwelling house, sometimes in separate dwellings but often in the lofts of summer kitchens and attached kitchen additions (e.g. at the Lewis-Otis Haines House (10/30) on Prices Distillery Road in Clarksburg). No evidence of these exists in the Upper Patuxent, possibly because by the Civil War, the community's strong Methodist roots made slavery less prevalent there.

A few of the Upper Patuxent farmsteads with a comprehensive array of domestic and agricultural outbuildings include **Friendship (10/1)**, the **Molesworth Burdette Farm (15/5)**, the **Basil Warfield Farm (15/73)**, the **Clagett-Brandenburg Farm and Tobacco House (15/16)**, and the **Sarah Brandenburg Farm (15/17)**.

Transportation

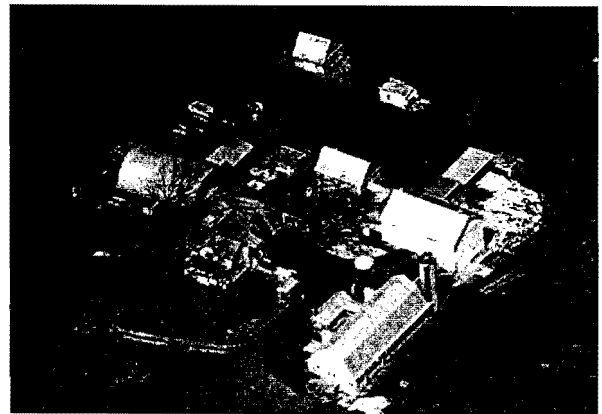
The road and bridge network in the Upper Patuxent developed in response to settlement pressures to the north and the south. To the north, the Germans, Scots-Irish, Swiss, and English, who in the 1730s settled in the Monocacy Valley near what became Frederick Town, started pushing east and south toward the backcountry areas around what became New Market and the heads of the Patuxent and Patapsco Rivers. To the south, Chesapeake tobacco planters pushed north and west across the Patuxent in the search for still fertile tobacco lands. By the time Frederick County was established in 1748, these settlers required better access to courthouses, ports, lawmakers, mills, and markets. Public roads slowly developed to connect Frederick Town, Annapolis, and Baltimore.



Bank barn, Clagett-Brandenburg Farm (15/16)



Dairy barn, silos, bank barn, Basil Warfield Farm (15/73)



Farm layout, (15/73)



Tenant House, Shipley-Mullinix Farm (15/13), c1970 (Mike Dwyer)

The Monocacy-Annapolis Road

Records show that by 1739, an east-west road developed north of the Upper Patuxent. The road connected the area around Monocacy Ford (near the site of Frederick Town) to present-day Poplar Springs through places now known as McKaig, New London, and Mt. Airy. This road was one of the earliest east-west roads in what became Frederick County.⁴⁵ Eventually known as the Monocacy-Annapolis Road, the road was south of present-day Old Baltimore Road.

Bucey's/Busey's Road

In the Upper Patuxent area, proximity to the Monocacy-Annapolis Road and other developing east-west roads meant access to Frederick Town to the west, the site of the new county courthouse, and access to Baltimore and the Patapsco River landing to the east. Elk Ridge Landing was a port town near Baltimore established in the 1750s. Tobacco planters could roll their hogsheads (barrels) of tobacco onto newly constructed wharves and directly into ships destined for overseas locations, allowing access to overseas markets that favored Maryland tobacco. The roads used for rolling hogsheads to markets were known as rolling roads.

Edward Busey, a carpenter, chose an advantageous site when he patented "Black Walnut Plains" above present-day Clagettville. Records show that prior to the Revolutionary War, a road developed in that area connecting Frederick Town to Annapolis via the Upper Patuxent. This road branched south off the developing east-west roads to the north. A portion of the road connecting Frederick Town to Annapolis via the Upper Patuxent ran right in front of Busey's property and is currently referred to as Kemptown Road (Route 80). Court records from 1767 refer to Bucey's Road⁴⁶ and the name is repeated (under various spellings) in patent and deed records into the 1800s for properties near Kemptown Road. The road may have been named for Edward Busey, who for years was the only patent holder in this area. Bucey's Road is one of the earliest roads in Montgomery County, and one of its most important. It runs in part along Parr's Ridge and the Southeast Ridge.⁴⁷

Busey was one of the signers of a 1742 petition requesting that Governor Bladen create a new county (Frederick) from the upper reaches of Prince George's County.⁴⁸ Busey patented Black Walnut Plains on October 27, 1748, a mere two months before the effective date of the act establishing Frederick County (December 10, 1748).⁴⁹ When he speculatively resurveyed Black Walnut Plains in 1757 to include 1,420 acres, he may have been ensuring control over the land where the nascent Frederick-Annapolis route was developing.

In 1774, an Act of the Maryland Assembly identified the road from Frederick Town to Annapolis as one of eight principal market roads in Anne Arundel, Baltimore, and Frederick Counties that needed improvement.⁵⁰ The road led from Annapolis to New Market, then through Monrovia, Kemptown, Clagettville, Damascus, Etchison, Unity, and Sunshine to Green's Bridge over the Patuxent, following today's Kemptown Road (Route 80), Ridge Road (Route 27), Damascus Road (Route 108), New Hampshire Avenue (Route 650), and Green's Bridge Road.⁵¹ Green's Bridge was one of two bridges over the Patuxent authorized by the March 1749 court.⁵¹

⁴⁵ Plat Map of Mullinix Mill Road (west) at its junction with Damascus Road, showing Mt. Lebanon Meeting House Road Plat and Certificate, STS 3/221-223, November 13, 1847 (www.MdLandRec.net)

⁴⁶ Jaynie W. Payne, "Highlights of Early Damascus Area History, Old Quoker Road, Buffalo Road," in *The Montgomery County Story* (Montgomery County Historical Society; Vol. IX, No. 4, August 1966), page 6.

⁴⁷ Maryland State Papers No. 1, *The Black Books*, 3:9 (Portfolio); para. 454 in the Calendar, as quoted in Tracey and Dern, *op. cit.*, page 370. The petition signed by Edward Busey was dated October 16, 1742.

⁴⁸ Further research is needed to determine if Edward Busey ever lived on Black Walnut Plains (one source indicates that the 1768 Frederick County Debt Books in the Maryland State Archives at MSA SC 2851 list Busey as occupant of both Black Walnut (100 acres) and Resurvey of Timberland (136 acres)). As a carpenter, Busey may have hoped to obtain work building the road from Frederick to Annapolis that ran in front of his land. He may have had experience; Maryland court records indicate that at the June 1749 term, an "Edward Bewsie" was authorized to build a bridge at Rock Creek, did so, and petitioned for more money because the bridge was longer than he expected, but his request was denied. See Scharf, *op. cit.*, Volume 1, page 437.

⁴⁹ Archives of Maryland Online, *Proceedings and Acts of the General Assembly*, October 1773 to April 1774; Volume 64, Pages 394 to 401; Act No. 21 An Act Relating to the Public Roads in Ann Arundel, Baltimore, and Frederick Counties; April 18, 1774; at <http://aomol.net/000001/000064/html/am64--394.html>, retrieved May 24, 2011.

⁵⁰ Payne, *op. cit.*, citing the State Road Commission Operating Report for the Fiscal Years 1957-58.

⁵¹ Richard Snowden III, also known as "the youngest" and the "Ironmaster" for his role in expanding the Snowden iron works in Prince George's County, petitioned for the construction of the two bridges—one over Richard Green's Ford and the other over Peter Murphy's Ford. They were the first two bridges over the Patuxent and their 1749 date indicates how early the connecting road network was developing. Snowden may have needed the bridges to transport hardwoods to fuel his ironworks. Though Green's Bridge is no longer in use, due to the construction of Triadelphia Dam, sections of it still flank the Patuxent River north of Brighton Dam Road. See Scharf, *op. cit.*, page 437.

The 1774 Act appointed Henry Ridgely as one of the supervisors of the portion of the Frederick-Annapolis route that ran east from the Patuxent River. In 1760, he patented the land that Edward Busey had resurveyed in 1757 (calling it Friendship), and hence Ridgely had control over both the northern portions of the Frederick-Annapolis route in the Upper Patuxent and the southern portions in Anne Arundel.

The road from Frederick Town to Annapolis appears to have been the only public road in the Upper Patuxent for many years. Quakers used it in the 1800s to travel from their settlements in Monrovia, which is northwest of the Upper Patuxent, to Quaker settlements in Anne Arundel and southeast to Annapolis. The road became known as the Quaker Road in the 1800s and later, the Old Quaker Road. Petitions were made in the 1820s to make it a toll road.

Turnpikes and Railroads

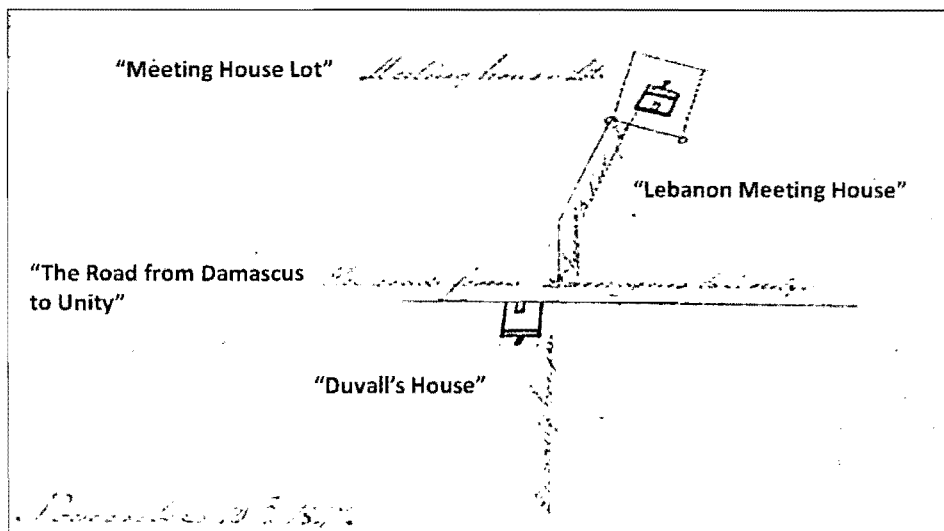
The east-west roads to the north of the Upper Patuxent saw heavy use and by the early 1800s had become rutted, flooded, and at times impassable. Increasingly frustrated, residents submitted petitions demanding road improvements. In 1804, the Maryland General Assembly authorized creation of a series of public turnpikes, including the Frederick-Baltimore Turnpike. By 1830, both the Frederick-Baltimore Turnpike and the B&O Railroad ran through Mt. Airy, a new settlement on Parr's Ridge. The Frederick-Baltimore Turnpike, via other new state turnpikes, ultimately connected to the National Road from Cumberland to Ohio. The B&O Railroad also ultimately ran to Ohio. Both these routes, located north of the Upper Patuxent area, were constructed to enhance Baltimore's viability as a port for goods from America's interior. The National Road was the nation's first federal highway and the first road to use the new MacAdam surfacing.

Secondary Roads

Secondary roads were established in the Upper Patuxent as the population and economy grew and residents required access to new turnpikes and railroads.

The Buffalo Road (1829) (Upper Ridge Road) was part of a proposed federal route linking Buffalo, New York to New Orleans via Washington D.C.⁵² The federal government never built the route, but Maryland built its portion. In Maryland, the Buffalo Road ran north from the junction of today's Kempton Road (Route 80) and Ridge Road (Route 27) in Clagettsville, then along the upper portion of today's Ridge Road (Route 27) in the Upper Patuxent, through Mt. Airy, and on to Westminster in Carroll County. The Buffalo

figure 2, Plat Map of Mullinix Mill Road and Damascus Road



Plat map of Mullinix Mill Road (west) at its junction with Damascus Road, showing Mt. Lebanon Meeting House.

⁵² Payne, op. cit., page 8.

Road became an important north-south road within Maryland, connecting farmers and mills to Mt. Airy's new railroad depot and turnpike. Today, a portion of the road dividing Frederick and Carroll County north of Mt. Airy is still called the Buffalo Road.

Long Corner Road (1834) connected Damascus Road to Mt. Airy and the B&O Railroad terminus through today's Mullinix Mill area and Howard County (then Anne Arundel County).⁵³

The western portion of Mullinix Mill Road (1847) provided access from Mt. Lebanon Methodist Episcopal Church (15/117) to Damascus Road.⁵⁴ Church-going petitioners complained that carriages could not pass on the narrow lane that then existed. The eastern portion of Mullinix Mill Road (1869) was authorized to allow "free access from one county to another, access to mills on the Patuxent River now building, and to allow church attendance without inconvenience."⁵⁵

Halterman Road (shown on the 1865 Martenet and Bond map) allowed access to Duvall's Saw and Grist Mill. Rickard's Ford Road, now known as Hipsley Mill Road (1870), was built because petitioners had "no means of getting to or from Warfield's Mill (known in the 1880s as Hipsley Mill) in Howard County except over a very hilly private road."⁵⁶

Annapolis Rock Road was one of the last roads built, authorized in 1927.⁵⁷

The portion of Ridge Road (Route 27) from Damascus to Frederick Road (Route 355) was not authorized until 1865,⁵⁸ and thus for many years, the Upper Patuxent had less access to the Montgomery County seat of government in Rockville than it did to Frederick Town, Annapolis, and Baltimore. Upper Patuxent tobacco was shipped via railroad to Baltimore rather than to Georgetown.

figure 3 Detail, 1862 Simon J. Martenet Map of Carroll County (annotated)



Up-County roads leading to the Frederick-Baltimore Turnpike and the B&O Railroad, and local springs marking the headwaters of the Patapsco and Patuxent Rivers. The Carroll County boundary is incorrectly shaded and should run along the Patapsco River west to Parr's Spring, following the dotted line to Ridge (Buffalo) Road and then running north along the road through Mt. Airy.
(Library of Congress)

⁵³ Road Plat and Certificate, BS6/542, Montgomery County Land Records, at www.MdLandRec.net.

⁵⁴ Road Plat and Certificate, STS 3/221, Montgomery County Land Records, at www.MdLandRec.net.

⁵⁵ Road Plat and Certificate, EBP 6/629, Montgomery County Land Records, at www.MdLandRec.net.

⁵⁶ Road Plat and Certificate, EBP 7/493, Montgomery County Land Records, at www.MdLandRec.net.

⁵⁷ Great Meadows, Patuxent River, Plat 368, to Duvall, Griffith, Mullinix, Snyder, and James F. Hilton, December 22, 1927, MSA S 1249-8181, at www.plats.net in Montgomery County Circuit Court Land Survey, Subdivision, and Condominium Plats.

⁵⁸ Payne, op. cit., page 6.

Road Improvements

Despite the Upper Patuxent's proximity to the B&O and the Frederick-Baltimore Turnpike, a 1912 survey noted that the Damascus region had very poor, unpaved, hilly roads and the worst access in the County to markets.⁵⁹ In 1914, the State started a program to connect counties with the port city of Baltimore. The program could not pave roads in incorporated towns. The incorporation of Damascus was dissolved to make way for the paving of Ridge Road (Route 27). This road connected to the Frederick-Baltimore Turnpike. The Ridge Road/Frederick-Baltimore Turnpike corridor was the first paved route between Washington and Frederick.

Construction of paved roads had a great impact on local residents. Motie Cuthbertson, a former owner of Four Counties Farm at **Parr's Spring (15/1)**, now deceased, remembered,

In 1910, '11, '12, a blacktop road was put in from Damascus out past the house [now Route 27/ Ridge Road, once the Old Buffalo Road]. The water they used to put the road in was pumped from Parr's Spring by a gasoline engine. The road was built by immigrant labor, mostly Phillippinos and Italians. My father permitted the builders to put up shacks in the woods for the employees... Before Damascus put in the blacktop in the early 1900s, it was just a mudhole. There was a wooden boardwalk instead of a sidewalk. As soon as roads were completed from the District of Columbia, people who worked in the government came out to live because Damascus was so well-liked... We got electricity about 1913 or '14. The poles that run the wires from Damascus to Mt. Airy were taken off this farm.⁶⁰

Once roads were paved, access to markets improved. In the mid 1920s, Damascus Road was paved. Dairy farms developed in the Upper Patuxent in the 1920s and 1930s because milk could be shipped in a timely manner by refrigerated truck on improved roads. In 1932, local Clagettsville farm women, along with others, started the Montgomery Farm Women's Cooperative and have been driving their produce and goods to this historically-designated market in down-County Bethesda ever since. Damascus, just outside of the Upper Patuxent, thrived.

Within four years of Henry Ford's introduction of his Model T in 1908, there were one million registered cars in the country. By 1930, one in every five County residents owned a car. By around 1920, Hamilton Deets Warfield opened a service station in Clagettsville and soon expanded it to become the area's first Chevrolet dealership. He later moved it to Damascus and owned it for 56 years. Damascus Chevrolet still exists.⁶¹

Farmers continued to use horse-drawn wagons until about 1920, when motor trucks were generally available. When **Mt. Lebanon School (15/117)** was closed in 1934, J.H. Mullinix used a horse-drawn wagon as a school bus to bring children along Mullinix Mill Road to Damascus Road, where they waited for the school bus to bring them to the new school in Damascus. It was a commercial route: he charged the children a fee. Jeremiah Brandenburg remembers riding on the horse-drawn wagon, which was restored in the 1980s and is featured in many Damascus area celebrations.

⁵⁹ A Rural Survey in Maryland, Department of Church and County Life of Board of Home Missionaries of the Presbyterian Church in the USA, Warren H. Wilson, Superintendent, 1912.

⁶⁰ Emily Isberg, Sentinel Staff Writer, "Motie Cuthbertson Remembers 'Good Old Days' at Four Counties Farm," Sentinel, February 2, 1980.

⁶¹ William Neale Hurley, *Our Maryland Heritage: The Warfield Families* (Westminster, Maryland: Heritage Books, 1991), page 135. Telephone conversations and interview with Allie Mae Moxley Buxton, 2008, by Sandra Youla/M-NCPPC.

Methodism

Methodism was a strong cultural and religious influence in the Upper Patuxent in the 19th and early 20th centuries. The only known churches from this era were Methodist Protestant or Methodist Episcopal churches.

The Upper Patuxent's Methodist character may be explained by its proximity to New Windsor and Baltimore, key sites in the establishment of Methodism in America. John Wesley, an English clergyman, helped establish a revival movement within the Church of England in the mid 1700s that stressed methodical and disciplined cultivation of the Christian life.⁶² Robert Strawbridge, an Irish immigrant to Maryland, established the first Methodist class in America in 1760 in his home near New Windsor in Carroll County (then Frederick).⁶³ Strawbridge's home was only about twelve miles north of the Upper Patuxent. Strawbridge traveled and preached widely, and was influential in establishing Methodism in Maryland and Virginia. By 1764, he had established near his home a log meeting house, which may be the first Methodist church in America. The meeting house was located near Route 407 (Marston Road) on a private farm near the junction of the Pipe Creek and Sam's Creek tributaries.⁶⁴

Baltimore witnessed the births of both the Methodist Episcopal Church in 1784, with the Reverend Francis Asbury as its superintendent and bishop, and the Methodist Protestant Church in 1828. The Methodist Protestant Church was established after the Methodist Episcopal Church expelled many of its members, including a contingent from Maryland of thirteen clergy and twenty-two laity, who sought democratic reforms of church governance.⁶⁵

One of the first Methodist Protestant churches in the vicinity of the Upper Patuxent area was the Providence Methodist Protestant Church, in Kempton, which is in Frederick County just over county line. The church was established in 1836 by many individuals living in the Upper Patuxent area. One of its members, Alfred Baker, became a Methodist Protestant minister and circuit rider by 1841. For over 40 years, he travelled to preach the gospel while his wife, Louisa Moxley, stayed home to run their farm in the Upper Patuxent. The wives of circuit riders were known as circuit widows because of the long periods they were separated from their husbands, and they relied on their kin to help farm. The **Alfred Baker House (15/4)** is located on Kempton Road, adjoining a parcel to the southeast that that was once part of his farm. This parcel comes off the old Black Walnut Plains, the earliest land patent in the Clagetsville area. There are no other known farm dwelling houses of Methodist circuit ministers in Montgomery County.

Methodist churches in the Upper Patuxent in the 19th and early 20th centuries included Benton's Church (1822) on Mullinix Mill Road, later known as the Mt. Lebanon Methodist Episcopal Church (now demolished, on the site of **15/117**); forerunner of the Damascus Methodist Episcopal Church (now Damascus United Methodist); Brown's Chapel (non-denominational when started in the 1846 but Methodist Protestant by 1860, no longer standing); **Montgomery Chapel Methodist Protestant Chapel (15/8-1 and in 15/8)** (original building 1871, replaced 1901), the successor church to Brown's Chapel; **Mt. Tabor Methodist Episcopal Church (15/29-1)** (original building 1881, new 1914, both still standing); Friendship Church (15/115) (original late 1800s, replaced 1901), an African-American congregation; and **Mt. Lebanon Methodist Protestant Church (15/20)** (1901).

Just to the north of the Upper Patuxent was Providence Methodist Protestant Church (1836), in Kempton in Frederick. Just to the east of the Upper Patuxent on Long Corner Road in Howard County was Howard Chapel Methodist Protestant Church (original 1860s-1870s, replaced 1884), which split from Brown's Chapel in the 1860s, and which many residents of the Mullinix Mill/Long Corner area attended. The reason for their separation was unknown, but perhaps it was over disagreements about slavery. The 1867-1868 Slave Census for Montgomery County shows more slaveholding in the Long Corner area than in the Clagetsville area as of November 1, 1864.⁶⁶

⁶² For a brief history of Methodism in America, see website for the United Methodist Church at http://www.umc.org/site/c.lwL4KnN1LiH/b.1720691/k.B5CB/History_Our_Story.htm.

⁶³ See the website for the Strawbridge Shrine at <http://www.strawbridgeshrine.org/>.

⁶⁴ Ibid. Today the log meeting house has been recreated on the site of the Strawbridge Shrine in New Windsor.

⁶⁵ John Paris, *History of the Methodist Protestant Church* (Baltimore: Sherwood and Company, 1844), pages 343, 344. Archives of Maryland Online,

⁶⁶ Slavery Commission, Vol. 812 Montgomery County Slave Statistics, 1867-1868, at <http://aomol.net/html/commission.html>, at the Maryland State Archives (source: Montgomery County Commissioner of Slave Statistics, MSA CM 750-1, Accession No.: CR 12255-2); also at Montgomery County Historical Society.

Architecture

Architecture in the Upper Patuxent shows both Germanic and English Tidewater influences. Residents' long-standing preference for log tobacco houses may show the sway of log-building traditions introduced to the colonies by German and Swedish settlers in Pennsylvania and Delaware, who moved to the Monocacy Valley in the 1730s. Banked architecture, including bank barns and houses banked into hillsides with two-story front porches are German building types, as are houses built with two front doors. Dwellings with overshot roofs, such as the Etchison-Warfield House (14/3), are a Tidewater tradition.

Architecture for most of the 19th century in the Upper Patuxent was local and vernacular. Houses were built by carpenters, not by architects designing according to the formal rules and principles of national styles. Not until the late 19th and early 20th centuries did Upper Patuxent residents start to show awareness of national building trends, and even then, many preferred traditional local styles. The vernacular preferences of 19th century Upper Patuxent residents may be seen in the popular dwelling house types of the time.

The Log House, typically one-story with one or two rooms, or two stories with one room over one room. Log dwellings often were eventually covered in clapboard and adjoined by wings, which at times obscured the original log section. The Etchison-Warfield Log House (14/3), opposite the **Basil Warfield Farm (15/73)**, is a fine example of a Tidewater-influenced log house, with a front roof extension.

The Side-Gabled House, a two-story, frame dwelling with side-gabled roof, typically three bays wide. The center door is typically surmounted by a full-width, one-story shed roof. These dwellings first started appearing in the first quarter of the 19th century and are a persistent building form in the Upper Patuxent, seen into the early 20th century. Cornice returns on the gable ends are a characteristic Greek-Revival inspired detail.

The Two-Door House, a two-story dwelling with two center doors on the front façade and either three or four bays on the second floor. It may have either end chimneys or a single centered chimney. This is a German-inspired vernacular style, seen in greater concentration in Clagettville and the Mullinix Mill area than anywhere else in the County. Sometimes known as the Pennsylvania Farmhouse, it was brought by German settlers moving south to Frederick and Montgomery County.

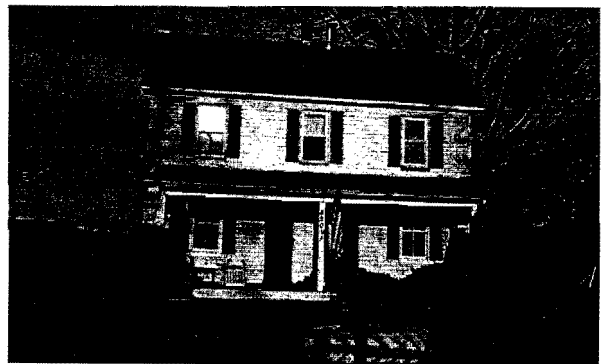
The Center Cross-Gabled House, a two-story dwelling characterized by a center gable or large dormer containing a Gothic Revival-inspired lancet or pointed arched window. This is the most common of all historic house types in the up-County and has several variants. It may be three or five bays wide, with or without a rear ell with sleeping porches, and with or without Queen Anne details such as patterned shingles, cut-away bays, and towers.



14/3 Etchison-Warfield House, 8200 Damascus Road (M-NCPPC, 1972)



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



15/73 Basil Warfield Tenant House, 8201 Damascus Road



15/29 Etchison Historic District, William and Pearl Moore House, three bays wide, 24221 Laytonsville Road



15/29 Etchison-Hawkins House, 7004
Damascus Road, five bays wide



15/5 Molesworth-Burdette House, 28600 Ridge
Road, with two-story rear porch (now partially
enclosed)



15/5 Molesworth-Burdette House, 28600 Ridge
Road, front facade

15/17 Sarah Brandenburg House, 26301 Mullinix Mill Road, with rear ell, Queen Anne-influenced shingles, gables, and bay windows



15/8 Clagettville Historic District, Robert B. and Susan Moxley House, 28322 Kemptown Road, with Queen Anne-influenced tower and wood-shingled siding



15/71 Chrobot House (Margaret Price House), 24724 Hipsley Mill Road, with Germanic influence—banked into a hillside with a two-story front porch and basement kitchen

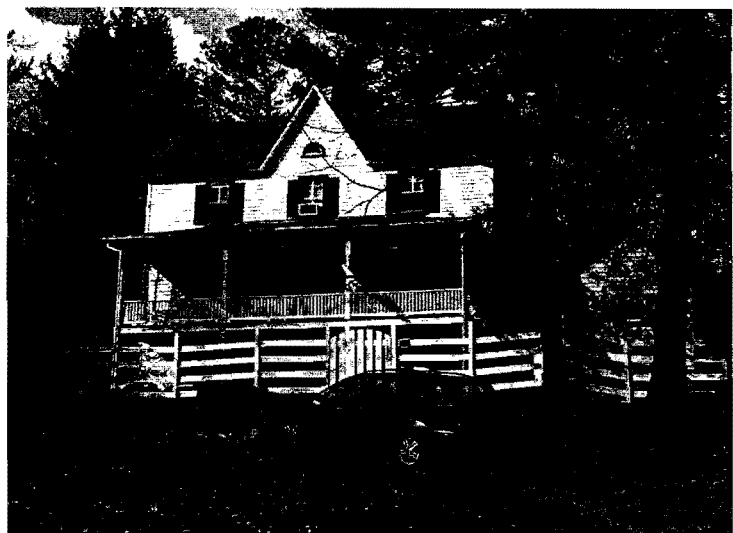
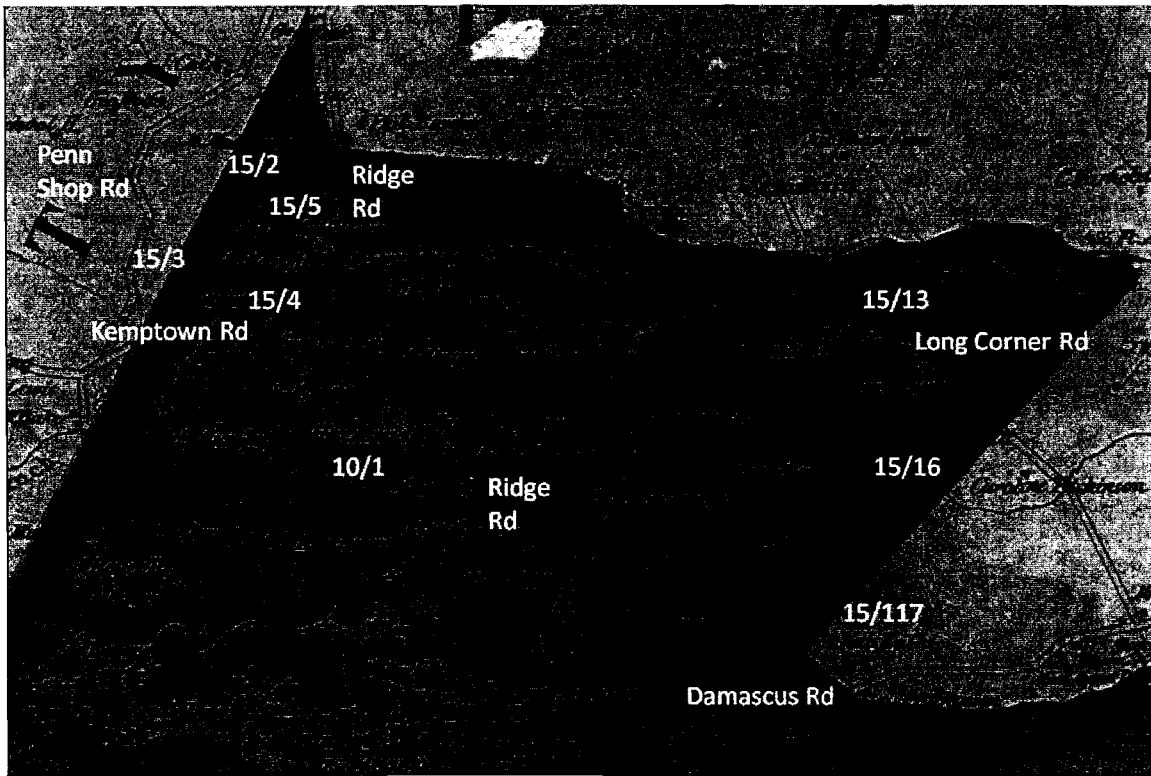
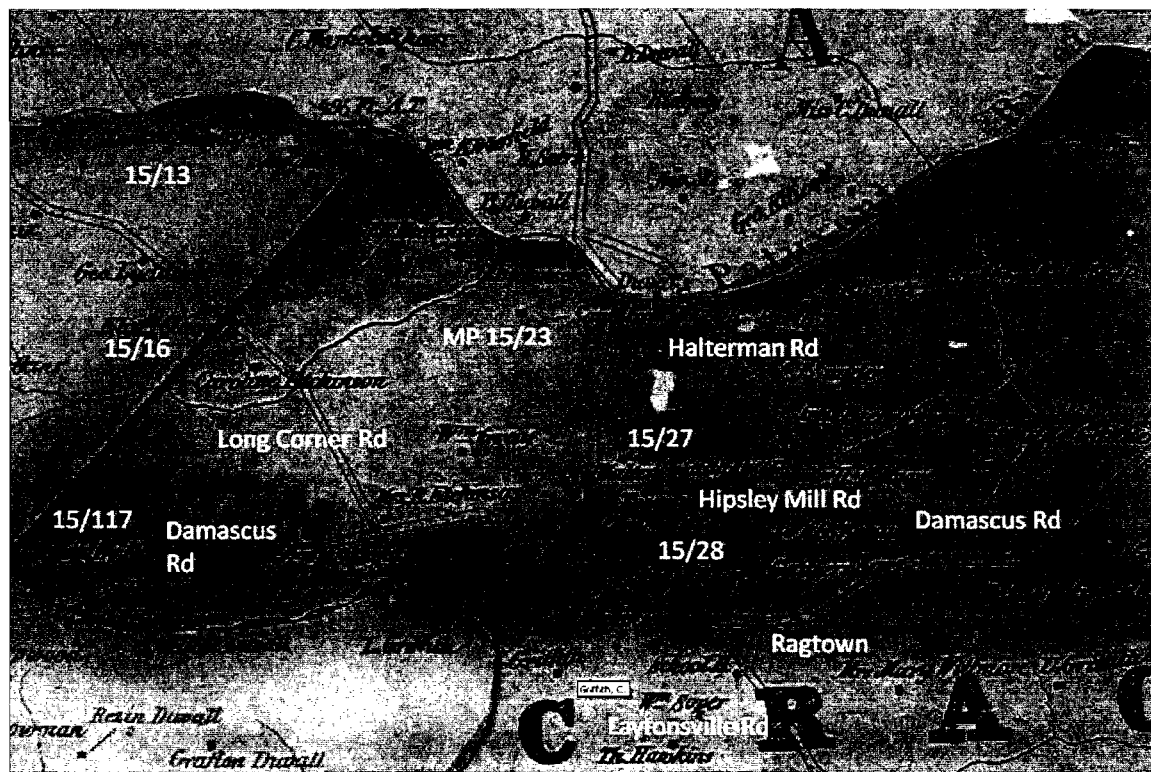


figure 4 Detail, 1865 Martenet and Bond Map, Montgomery County, District 1: Clarksburg (annotated)



Northern section of the Upper Patuxent with names and number of then existent roads and resources.

figure 5 Detail, 1865 Martenet and Bond Map, Montgomery County, District 2: Cracklin (annotated)



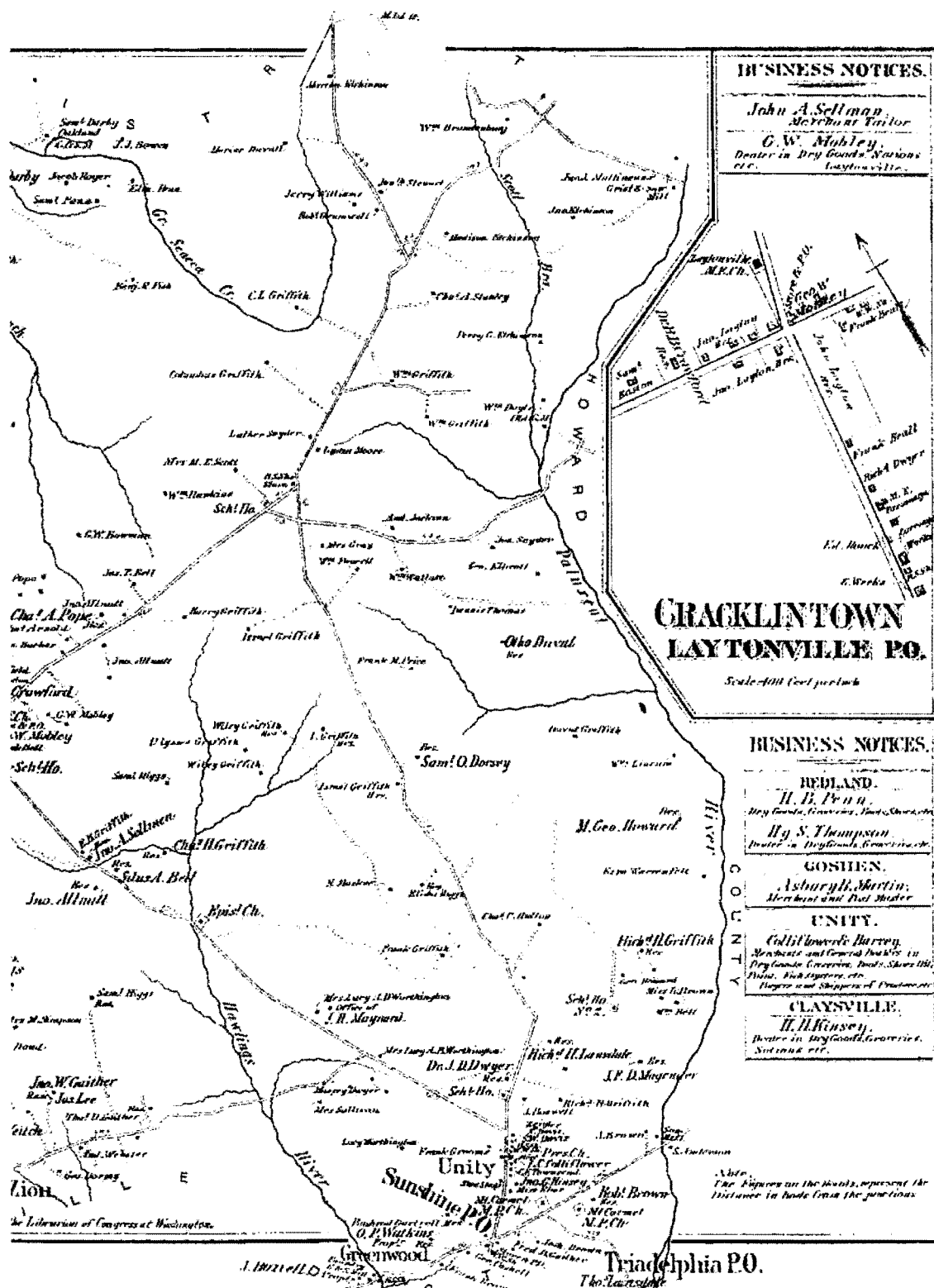
Southern section of the Upper Patuxent with names and number of then existent roads and resources.

CLARKSBURGH
No 2.

Upper Patuxent Area Historic Resources planning board draft 33

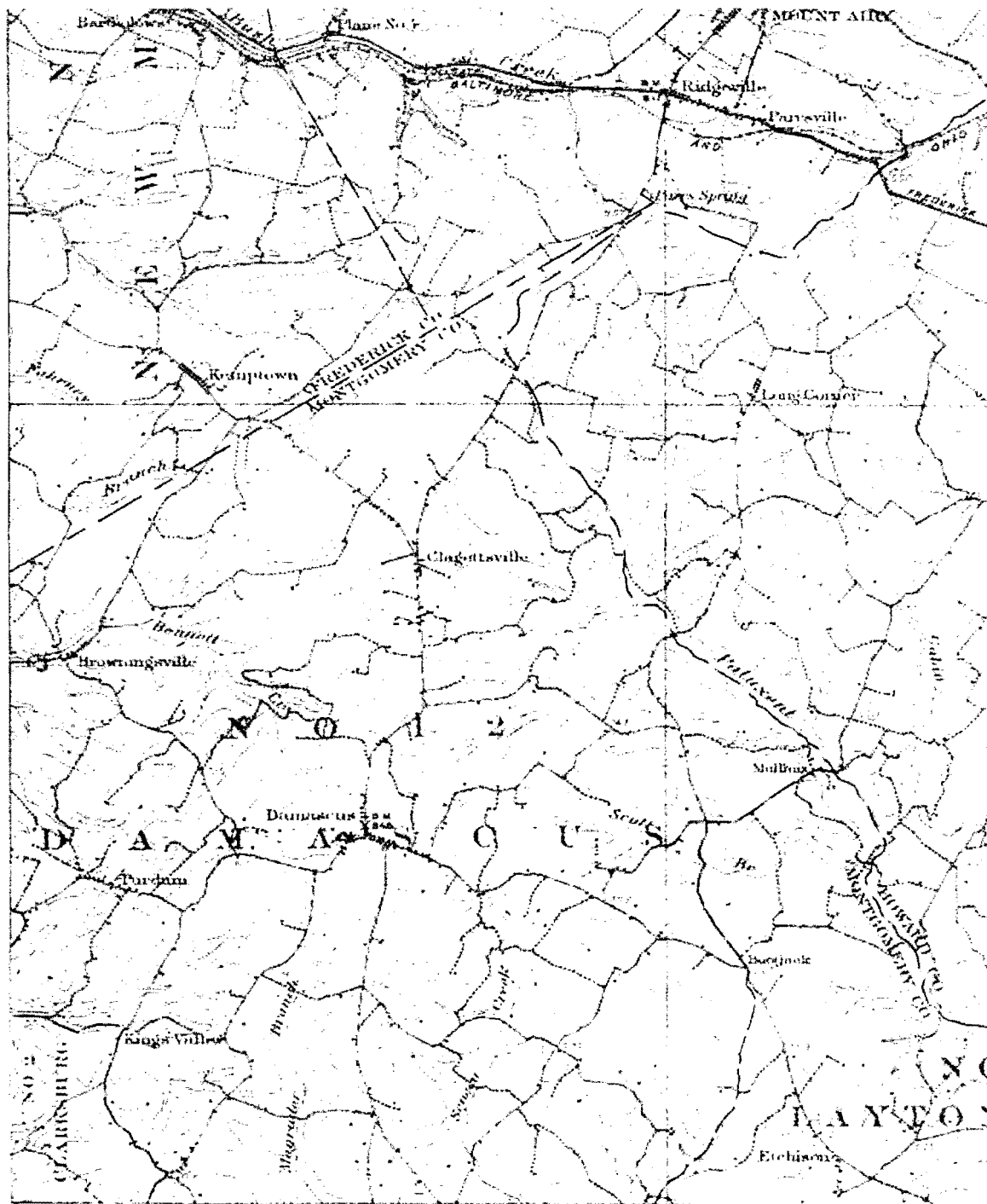
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figure 7 Detail, 1879 G.M. Hopkins Atlas of Montgomery County, District 1: Cracklin

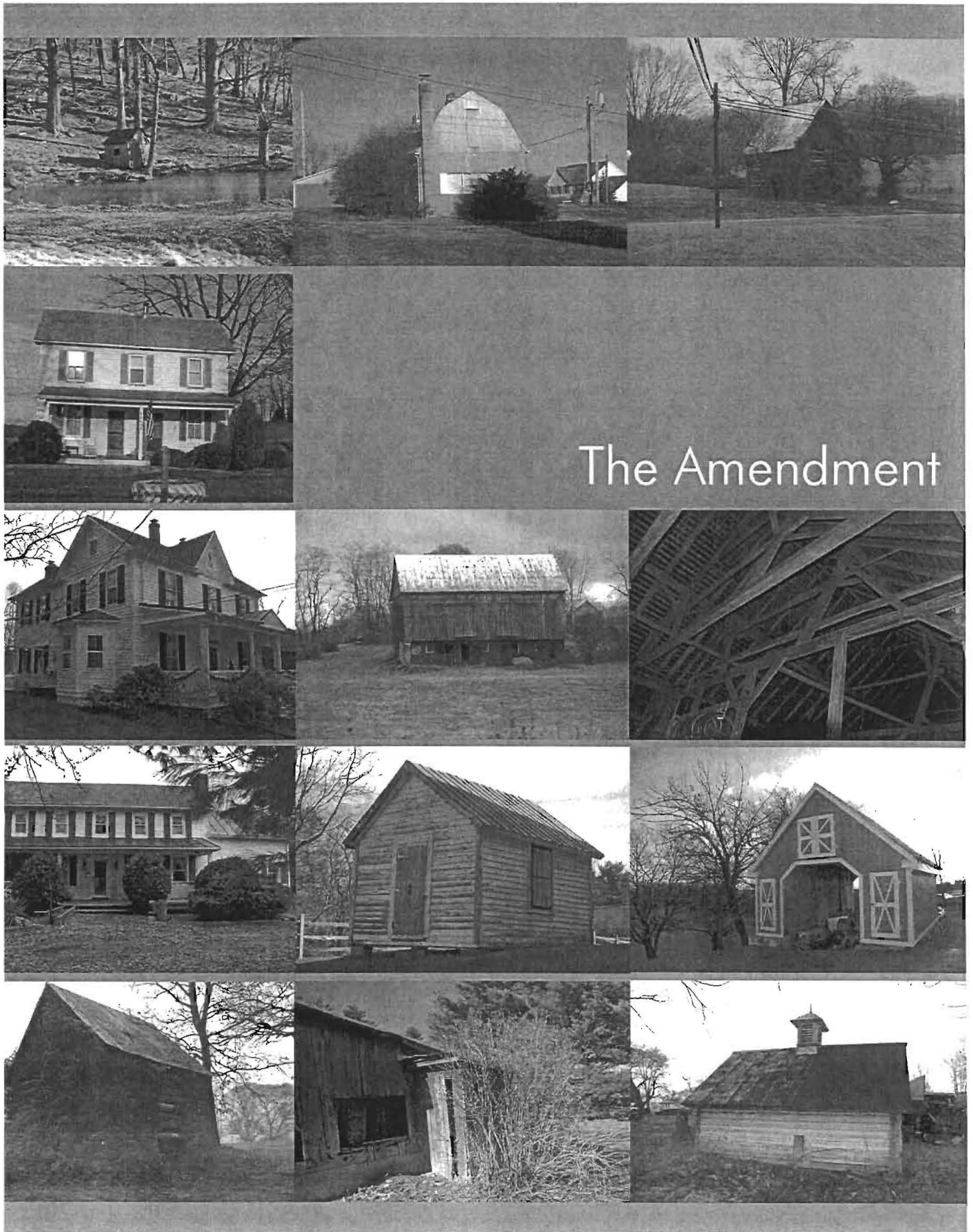


Southern section of Upper Patuxent

figure 8 1909 USGS Map, Damascus Quadrant



Upper Patuxent and vicinity, including the communities of Clagettville and Etchison (formerly Ragtown)



The Amendment

map 2 Upper Patuxent Area Historic Resources

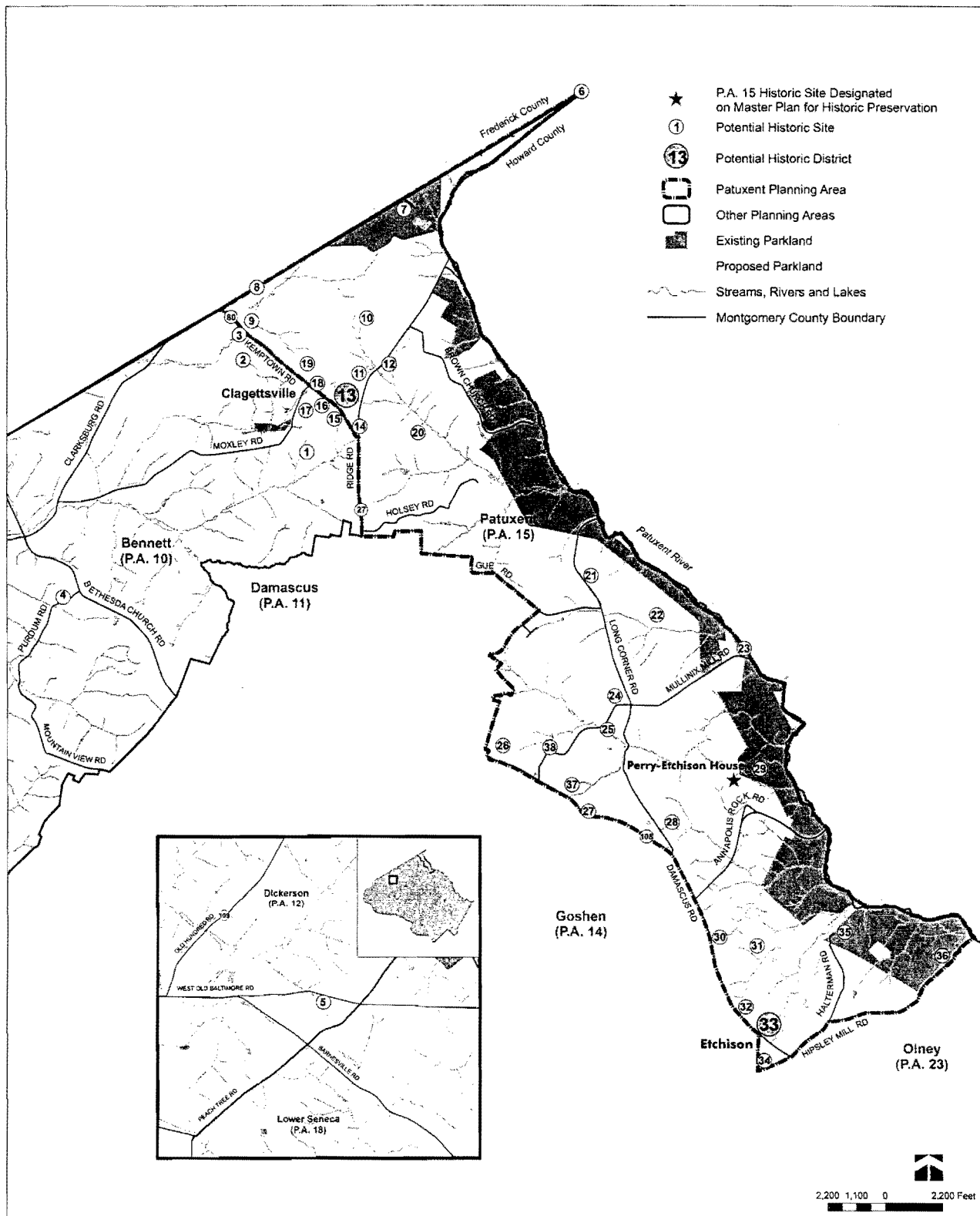


table 1 Sites and Districts Evaluated by the Planning Board

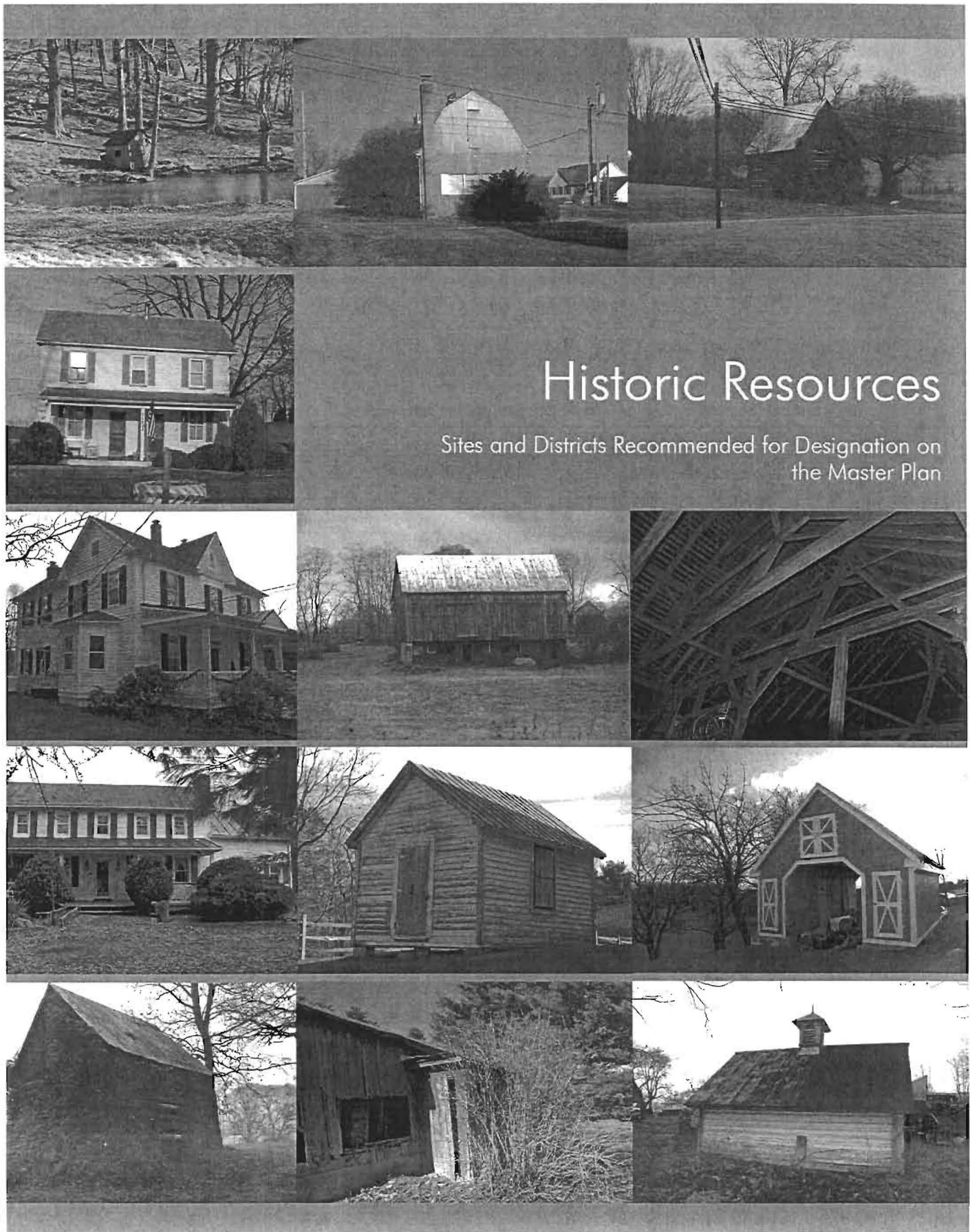
Map #	Resource #	Historic Name	Street Address
1	10/1	Friendship	28110 Ridge Rd
2	10/3	John Moxley Farm	28800 Kemptown Rd
3	10/5	John D. Purdum House	28814 Kemptown Rd
4	10/18	Burdette-Riddle Farm	27100 Purdum Rd
5	12/10	James Lauman Farm	22000 Peach Tree Rd
6	15/1	Parr's Spring	4704 Old National Pike
7	15/2	Matthew Molesworth House	13501 Penns Shop Rd (moved to 13516 Golf Club Rd, Frederick County)
8	15/3	Rezin Moxley House	3597 Medd Ave
9	15/4	Alfred Baker House	28901 Kemptown Rd
10	15/5	Molesworth-Burdette Farm	28600 Ridge Rd
11	15/6	Becraft Farm	28500 Ridge Rd
12	15/7	Brown's Tobacco House	28601 Ridge Rd
13	15/8	Clagettville Historic District	vicinity of Ridge Rd and Kemptown Rd
20	15/9	Capt. Clagett-Hilton Farm	28055 Ridge Rd
21	15/12	Thompson-Woodfield Farm	27211, 27217 Long Corner Rd
22	15/13	Shipley-Mullinix Farm	27001 Long Corner Rd (12-00937510), Long Corner Rd (12-00937510)
23	15/14	Mullinix Store Site	Mullinix Mill Rd (12-00935976)
24	15/16	Clagett-Brandenburg Farm and Tobacco House	26360 Mullinix Mill Rd
25	15/17	Sarah Brandenburg Farm	26301 Mullinix Mill Rd
26	15/19	Warthan-Day Farm	8711 Damascus Rd
27	15/20	Mt. Lebanon Methodist Protestant Church and Cemetery	8115 Damascus Rd
28	15/21	John O. Etchison House	25611 Long Corner Rd
29	15/24	Wilson Warfield Farm	26725 Annapolis Rock Rd
30	15/26	Fred Watkins House	7373 Damascus Rd
31	15/27	Colonel Lyde Griffith/Merhle Warfield Farm	7305, 7307 Damascus Rd
32	15/28	Luther W. Moore Farm	7201 Damascus Rd
33	15/29	Etchison Historic District	vicinity of Damascus and Laytonsville Rds
35	15/30	Log Barn Site	24899 Halterman Rd (moved to 19816 River Rd, Poolesville, 17/54 Quarry Master's House)
36	15/71	Chrobot House (Margaret Price House)	24724 Hipsley Mill Rd
37	15/73	Basil Warfield Farm	8251, 8201, 8131
		Damascus Rd (01- 00010395, 01-00010407)	
38	15/117	Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church	26310 Mullinix Mill Rd

The Planning Board evaluated 31 resources located mainly in Planning Area 15 (Patuxent). The Planning Board:

- recommends that two districts be designated on the Master Plan for Historic Preservation and that staff and the County Council take up the issue of design guidelines for one of the districts. The Board removed 23 parcels from the Atlas that the Board excluded from the two districts that it recommends for designation
- recommends that 10 sites be designated on the Master Plan for Historic Preservation. Three of these sites were not yet on the Atlas, and the Board added them. The Board requests a recommendation from the County Council on whether to retain one of these sites on the Atlas if not designated in order to protect the site pending a contemplated future evaluation of all boundary stones along portions of the Frederick-Montgomery-Howard County borders
- recommends that 19 sites not be designated. The Board removed 18 of these from the Atlas. The Board retained the 19th consistent with its policy to keep sites on the Atlas pending County Council evaluation in cases where the Board and Historic Preservation Commission differ on whether to recommend designation.

The Planning Board noted that the Board or its staff would further update the Atlas as necessary following the County Council's evaluation of resources. The Board also identified additional resources for future evaluation as shown in the Context section of this Amendment.

Subsequent sections of this document give architectural and historical background for each resource as well as the Planning Board's specific recommendations for resources recommended for designation. These recommendations include applicable designation criteria; public interest determinations; environmental settings and included appurtenances; guidance on settings and appurtenances in case of property development or subdivision; historic district boundaries and included parcels; and categorization of parcels, buildings, structures, and features as contributing or noncontributing to the significance of the resource.



Historic Resources

Sites and Districts Recommended for Designation on
the Master Plan

table 2 Sites and Districts Recommended for Designation on Master Plan

Resource #	Historic Name	Street Address
10/1	Friendship	28110 Ridge Rd
15/1	Parr's Spring*	4704 Old National Pike
15/5	Molesworth-Burdette Farm	28600 Ridge Rd
15/8	Clogettsville Historic District (34 tax parcels)**	Vicinity Kemptown and Ridge Rds
15/13	Shiple-Mullinix Farm	27001 Long Corner Rd Long Corner Rd (non-contributing modern dwelling in same tax parcel, address unknown)
15/16	Clogett-Brandenburg Farm and Tobacco House	26360 Mullinix Mill Rd
15/17	Sarah Brandenburg Farm	26301 Mullinix Mill Rd
15/20	Mt. Lebanon Methodist Protestant Church and Cemetery	8115 Damascus Rd
15/29	Etchison Historic District (5 tax parcels)***	Vicinity Damascus and Laytonsville Rds
15/71	Chrobot House (Margaret Price House)****	24724 Hipsley Mill Rd
15/73	Basil Warfield Farm****	8251, 8201, 8131 Damascus Rd (01-0010395, 01-00010407)
15/117	Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church****	26310 Mullinix Mill Rd

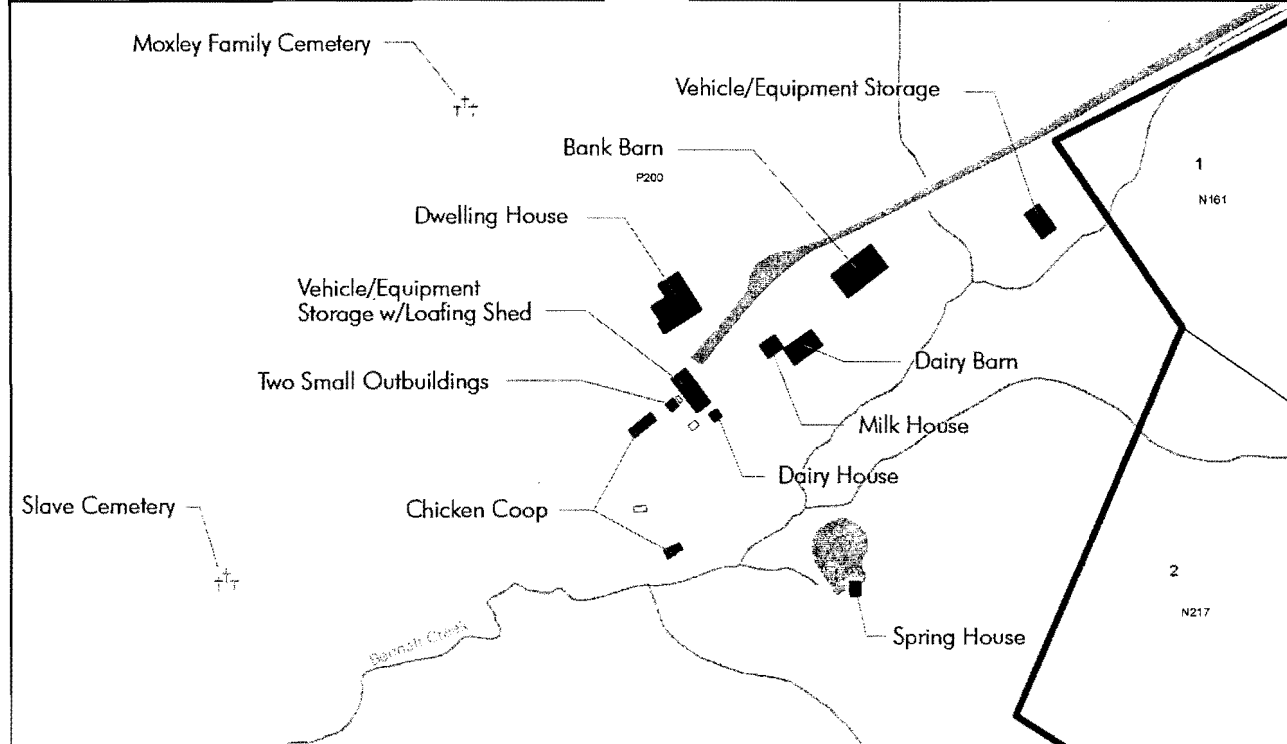
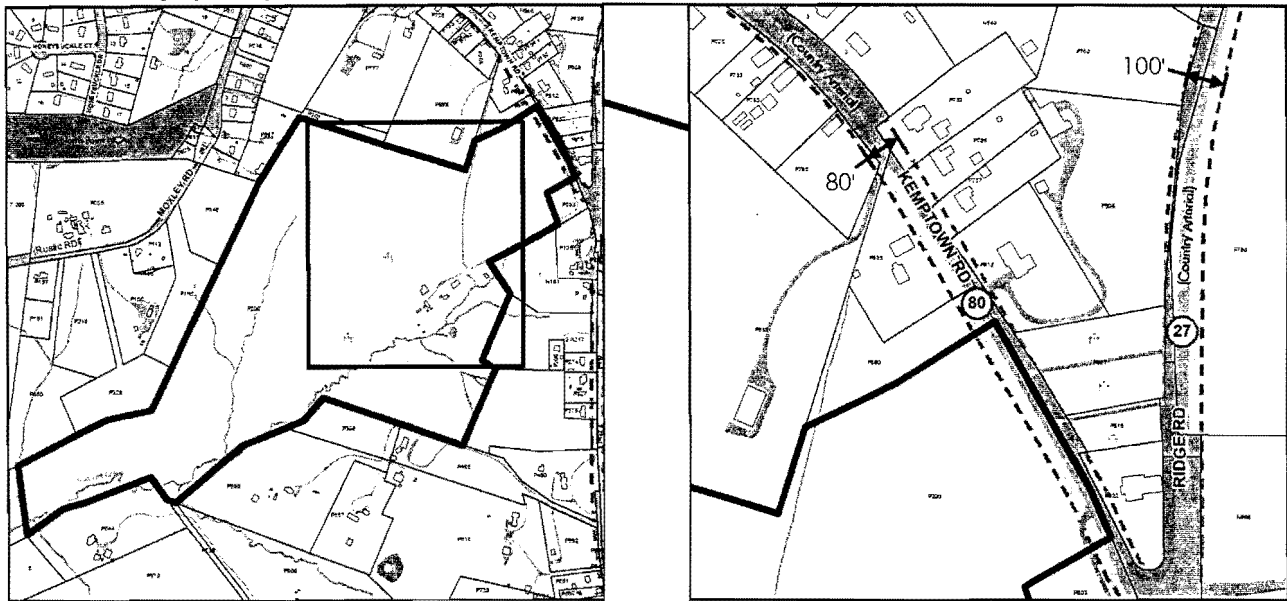
* If this resource is not designated, the Council should recommend whether to retain it on the Locational Atlas pending future evaluation of boundary markers along the Frederick-Montgomery-Howard County boundary.

**The Planning Board recommends that staff and the County Council take up the issue of design guidelines for Clogettsville. The Board also removed 10 parcels from the Atlas excluded by the Board from its recommended 34-parcel Clogettsville Historic District.

***The Planning Board removed an additional 13 parcels from the Atlas not included within the Board's recommended boundaries for the five-parcel Etchison Historic District.

****The Planning Board added the site to the Locational Atlas.

For a summary of resources, tax identification numbers, and Planning Board actions, see Table 6.



- | | | | | | |
|--|---------------------------|--|---------------------------|--|------------|
| | Environmental setting | | Contributing buildings | | Cemeteries |
| | Parcel boundaries | | Other buildings | | |
| | Existing pavement | | Existing parkland | | |
| | Public Right-of-Way (ROW) | | Streams, rivers and lakes | | |
| | Master planned ROW | | Water features | | |



10/1 Friendship, 28110 Ridge Road

Located on the southern boundary of Clagettsville, Friendship derives its name from one of the earliest and largest land patents in the area. William Moxley was married in 1785 and was already living on the farm when his father Nehemiah conveyed it to him in 1827. The farm is owned by a seventh-generation Moxley descendant.

The farm includes an outstanding array of buildings and structures that typify farming as it evolved in Montgomery County through the 19th and early 20th centuries.

Contributing buildings and structures include a dwelling house, bank barn, gambrel-roofed dairy barn and milkhouse, spring house, two vehicle and storage buildings, one with attached loafing shed, two chicken coops or poultry houses, a dairy house, and two domestic outbuildings of unknown purpose. The dwelling house, which is log covered by siding, has two front doors, a regional type derived from German building traditions from Pennsylvania that is no longer common in Montgomery County. The property also contains a family cemetery and a slave cemetery. Historically a 150-acre farm, the property now comprises 89 acres. Set in a valley, the farmstead is clustered in an area of about 4.7 acres, approximately 1,000 feet off the public road.

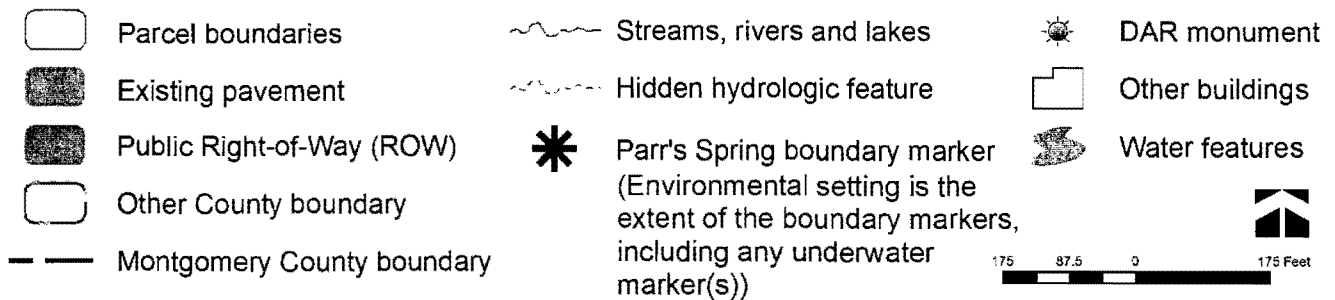
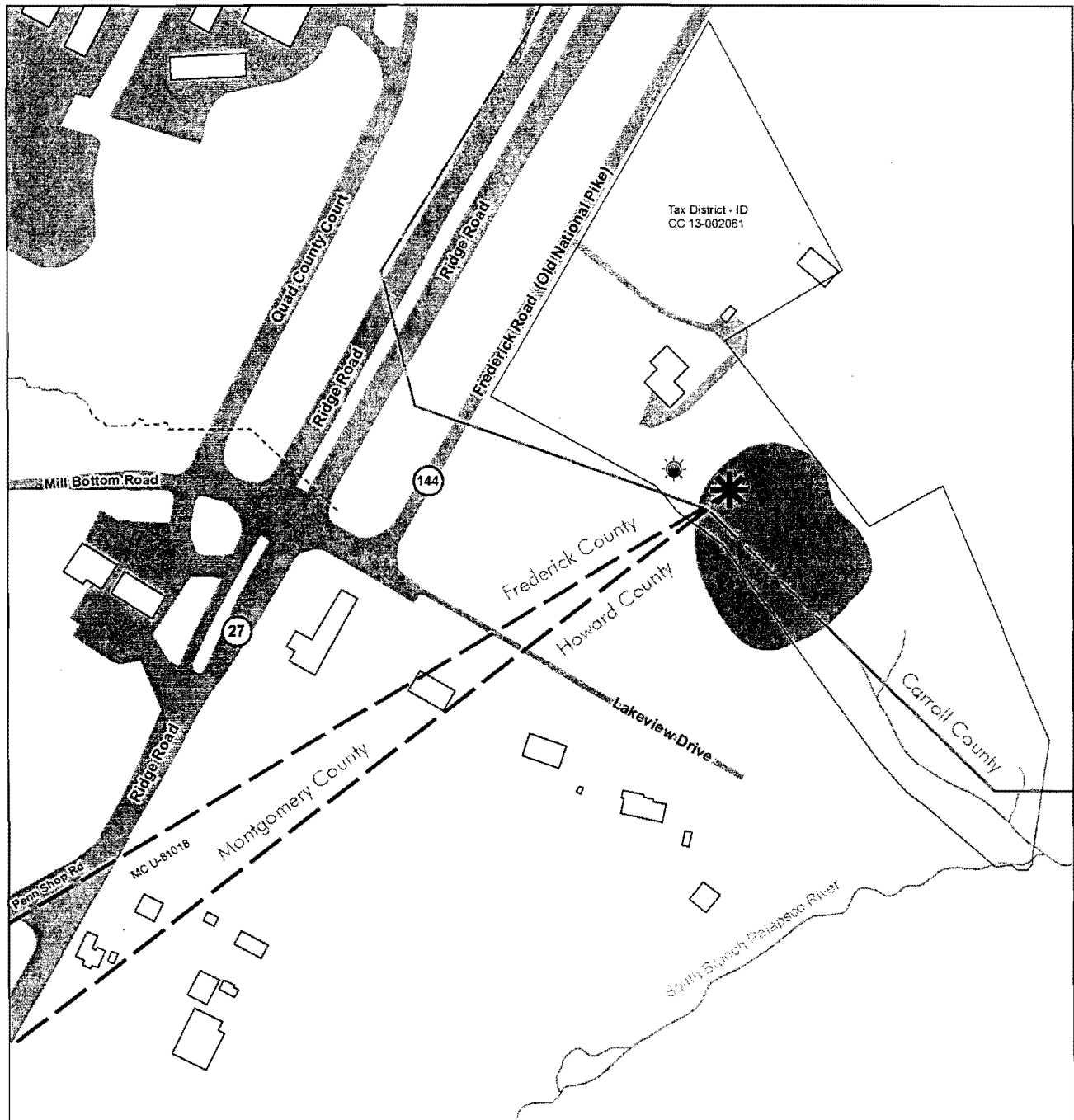
Zoning: RDT, RC

Criteria: 1a, 1d, 2a

Environmental Setting: The setting is the 89-acre parcel (P200). In the event of subdivision, the features to be preserved include vistas from Ridge Road and Kemptown Road, contributing structures shown in the map, Moxley family and slave cemeteries, and the driveway approach from the northwest.



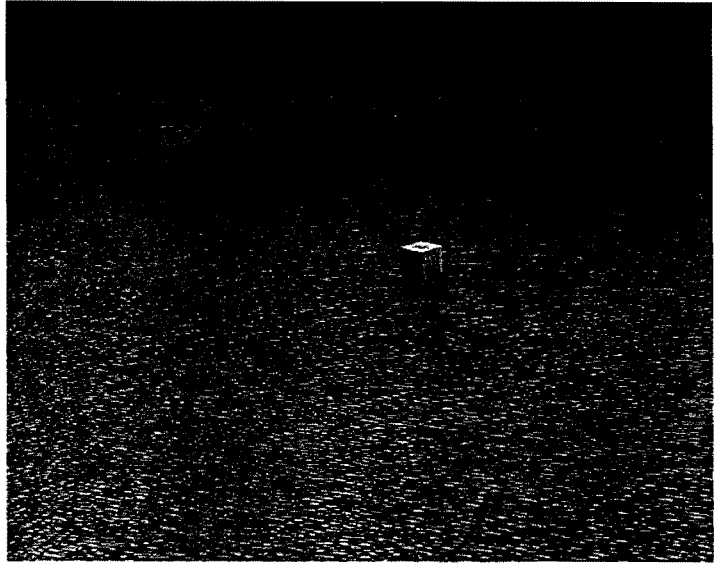
Bank Barn



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

Parr's Spring is a long-established and unique boundary point for Montgomery County, a commonly referenced landmark, and a notable natural feature. The spring has been a county boundary marker since at least as early as 1727. Since 1776, this site has been the only place in Maryland where four counties meet. The jurisdictions marked by Parr's Spring varied over time, as new counties were carved from old to meet the needs of new population centers for accessible county seats. By 1776, the spring joined Frederick, Montgomery, Baltimore, and Anne Arundel counties, and by 1851, Frederick, Montgomery, Carroll, and Howard counties. Parr's Spring appears on many early maps, including the 1795 Griffith's Map of Maryland and, possibly, 1707 Franz Ludwig Michel's map of the Shenandoah Valley and Upper Potomac River.

During the Civil War, the spring was a stop for the Army of the Potomac's Brigadier General David M. Gregg's cavalry on June 29, 1863, on its way to Gettysburg.



Parr's Spring was named for John Parr, a Maryland resident and landowner from the 1700s who also lent his name to nearby Parr's Ridge, and Parrsville, near Mt. Airy. Many notable surveys have included Parr's Spring, including the 1834 Frederick-Montgomery County Boundary Survey and the 1980 Frederick-Montgomery-Howard County Resurvey, conducted by the Maryland Geological Survey at the request of the Maryland Assembly. In 1985, the Maryland Geological Survey dispelled a long-standing misconception that Parr's Spring formed the Patuxent River's headwaters when it officially identified a spring to the southwest as the river's source. Parr's Spring is actually the headwaters of the Patapsco River, which runs between Carroll and Howard Counties.

A modern concrete marker (c1954) protruding from a pond indicates the site of the spring and the junction of the four counties. The original boundary stone is under water next to the concrete marker, according to one of the property owners.

Zoning: Montgomery County – RDT (Rural Density Transfer); Howard County – RC (Rural Conservation); Frederick County – Agricultural; Carroll County – Conservation

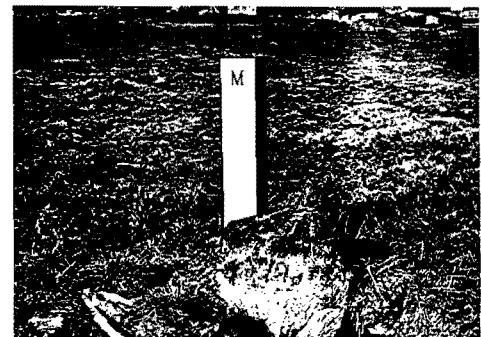
Criteria: 1a, 1d

Environmental Setting: The setting is the extent of the boundary markers.

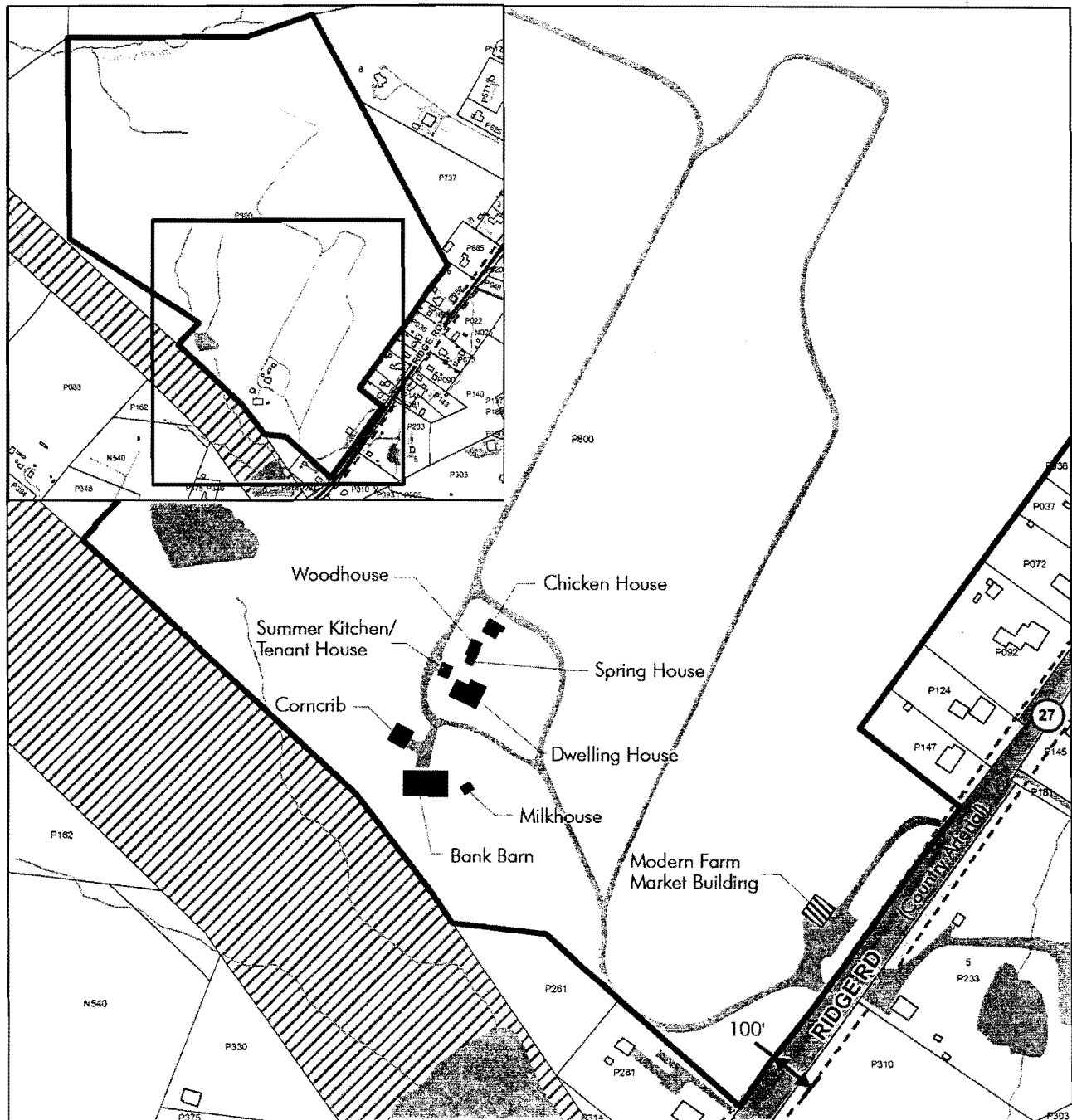
Note: The Planning Board asks that if 15/1 is not designated now, the Council recommend whether to retain it on the Locational Atlas pending a possible future evaluation of boundary markers along portions of the Frederick-Montgomery-Howard County boundary.



DAR Commemorative Monument



Modern marker c1954 or earlier, next to original boundary stone



**15/5 Molesworth-Burdette Farm,
28600 Ridge Road**

The Molesworth-Burdette Farm is an outstanding farm complex notable for its well-maintained Victorian Vernacular dwelling house of high architectural integrity and distinction, its diverse and well-maintained array of agricultural outbuildings, and its prominent setting on a slope above Ridge Road. The resource has strong architectural significance and exemplifies the agricultural heritage of Upper Montgomery County in the late 19th and early 20th centuries. The farmstead represents two periods of ownership by two prominent families: the Molesworths, from 1854 to 1897; and the Burdettes, from 1897 to 1969. The only building that predates the Burdette ownership, the elegant stone spring house is believed to have been built by the Molesworth family.

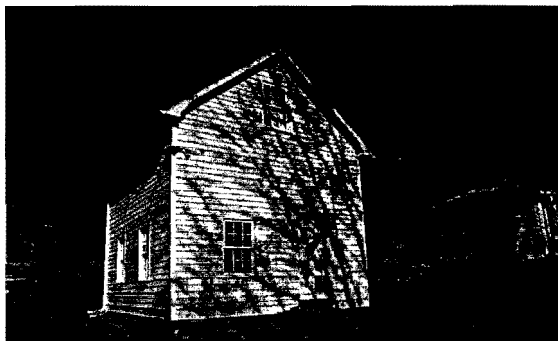


Contributing buildings and structures on the property are the 1911 dwelling house, a summer kitchen/tenant house, a stone spring house that was once fed by a windmill, a woodhouse/equipment and storage building, a chicken coop with attached outhouse and greenhouse, a closed forebay bank barn, a corn crib and granary with wagon shed and corn loft, a concrete-block milk house/well and pump house. The modern enclosed farm market building is a non-contributing structure. The current owners, Richard A. and Nancy S. Biggs, have named the farm Rock Hill Orchard and run a pick-your-own operation that allows the public on this historic property. The Biggs have also placed an agricultural easement on the land to preserve open space.

Zoning: RDT

Criteria: 1a, 1d, 2a, 2d, 2e

Environmental Setting: The setting is parcel P800, being 137.85 acres. Features to preserve include contributing structures shown on the map and the driveway approach from Ridge Road to the historic dwelling house. The property is not subject to subdivision due to an agricultural easement.



Summer Kitchen/Tenant House

15/8 Clagettsville Historic District

(In this section only, text in **bold** are properties within the Clagettsville Historic District)

The Planning Board recommends a 34-parcel district finding that Clagettsville has historical, cultural, and architectural significance. The resource is:

- highly representative of a rural kinship community, whose residents were united by family ties that formed the basis for social, religious, and economic life. The historical records document numerous business and social ties among residents, who, as extended family members isolated by geography and poor roads, played, prayed, and worked together. Existing visual cues of this kinship community are the small lots developed from the 1880s to the 1950 by family members; a cemetery whose headstones bear witness to generations of interwoven ties; and shared architectural traditions. These traditions include local styles of turned porch posts and concrete blocks as well as a concentration of frame vernacular dwellings, mainly two-door houses evidencing Germanic influence and Gothic Revival-influenced center-cross gable houses.
- highly representative of the once prevalent rural 19th century settlement type—the linear crossroads community. Existing visual cues of this pattern are the orientation of houses to the main street, the lack of secondary streets, a crossroads anchored by a central institution of business (here a church), a backdrop of rural open space and farm outbuildings, and the distribution of later commercial buildings (two stores, now residences) along the road outside the core.



Clagettsville grew around the Montgomery Chapel Methodist Protestant Church, built at the junction of Kemptown and Ridge Roads in 1871. The community was probably named for or by John H. Clagett, whose crossroads residence, store, and blacksmith shop are prominently featured on the 1879 G. W. Hopkins Atlas, in a community called "Clagettsville." By 1885, Clagettsville had a one-room schoolhouse at the crossroads. By 1916, Clagettsville had a blacksmith, several stores, a two-room school house, a church, a separate church hall, and over twenty residences, most on one-acre parcels along Kemptown Road that had been deeded off farms by members of the Easton and Moxley families. By the late 1920s, the community included a garage, service station, and car dealership located at the crossroads. By the 1950s, additional properties on the east side of Kemptown Road had been created by deed and subdivision, maintaining the one-acre pattern of the earlier parcels. Land in the community came from **Friendship (10/1)**, the **Becraft Farm (15/6)**, and the Boyer/Burdette farm. Residents included many members of the Moxley family, as well as members of the Easton, Clagett, Warfield, Becraft, Brown, Boyer, Burdette, Purdum, Baker, and Molesworth families, among others. Many of these families settled on area farms in the late 1700s and 1800s and still live in the Clagettsville vicinity today. A more detailed discussion of Clagettsville is found on subsequent pages.

Zoning: RDT, RC, C-1 (Clagettsville is the only crossroad community in the area not to have been given Rural Village Overlay zoning, which helps restrict uses and maintain and solidify village character. Designation could help preserve Clagettsville's rural crossroads character.)

Criteria: 1a, 1d, 2a, 2d

Historic District Boundary: As shown on Map 6. Twenty-two parcels contain contributing buildings, structures, or features. The resources in the district date from 1871 to c1950. Buildings and structures built after 1950 are non-contributing and merit the lowest level of scrutiny for proposed changes.

Design Guidelines: The Planning Board recommends that staff and the County Council take up the issue of design guidelines for the district.

Kinship Community

Clagettsville is highly representative of a kinship community formed of family members who relied upon each other in an era of rural isolation. Kinship communities have been defined as settlements united by family ties that form that basis for social, religious, and economic life. Kinship is a structure of family connections by blood or marriage that was the primary influence in daily life.⁶⁷ From the late 19th century through the mid 20th century, Clagettsville residents were bound in a network of family relationships, with the Moxley and Easton families at the network's core. Siblings, cousins and in-laws lived, worked, worshipped and played in an interdependent way of life. Clagettsville grew organically with a large tract of land that was subdivided as descendants and other family members married and started their own households.

The core of the community was formed by descendants of Nehemiah Moxley, who owned extensive tracts of land in the area. Descendants of his three sons, William, Ezekiel, and Jacob, settled on his land and formed the community of Clagettsville. Giles Easton and Samuel Warfield acquired Friendship farm tracts in the 1880s, and their descendants joined Moxley descendants, settling on the land and remaining for generations.

In certain rural parts of the County, from the post-Civil War era through the early 20th century, both black and white residents were isolated from outside communities and depended on family for survival. In a study of black kinship communities, historian George McDaniel wrote of the close relationships among community members:

Although most households were nuclear families, the surrounding community was composed of relatives, making the community itself an extended family. Grandparents, aunts, uncles, and cousins lived on adjacent lots or "just down the road." Not unusually, grandparents allowed their descendants to build houses on their land, thereby converting the homestead into an extended family. Thus, the elderly lived in close proximity to the younger generations in the community and passed on their ideas, values, skills, and ways of life to the young.⁶⁸

White kinship communities were different in that their residents did not experience the discrimination suffered by the black population in this era, yet they shared a commonality in the practice of extended family members banding together to make a living in an isolated rural environment. Following the 1896 death of George Moxley, owner of Friendship, generations of Moxleys and their extended family acquired lots and built houses and businesses along Ridge and Kemptown Roads in the Clagettsville vicinity. The Clagettsville area had limited interaction with outsiders, a condition exacerbated by Clagettsville's remote location and the poor condition of roads in the late 19th and early 20th centuries.

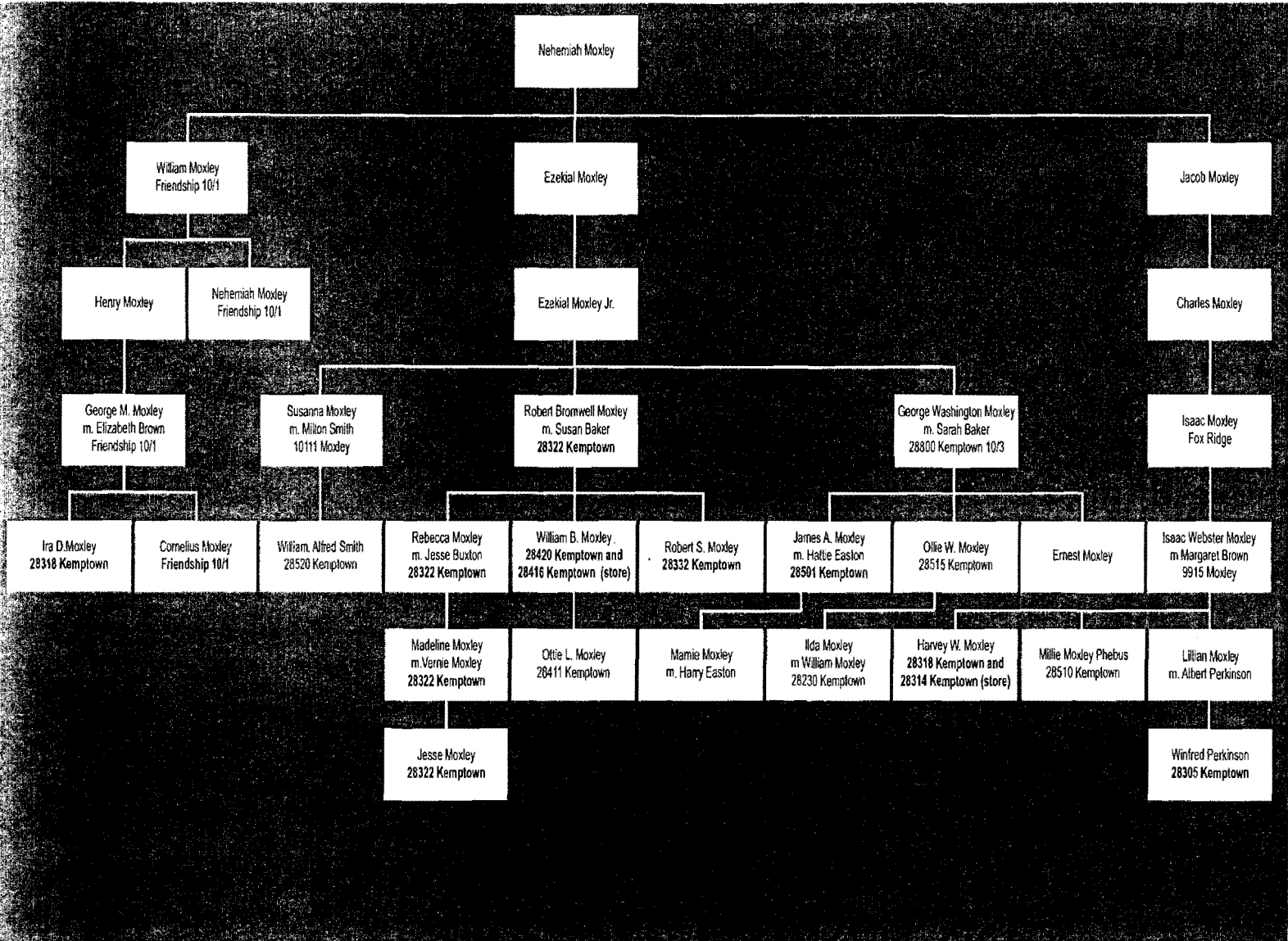
Economic Ties

Clagettsville residents were interdependent in their livelihoods and worked together on family farms and other businesses. Most residents listed farming as their primary occupation in census records from 1890 to the 1930s. Residents grew vegetables, kept chickens and a few hogs. Ben Easton, at **28408 Kemptown Road**, operated a 16-acre general purpose farm on land his father assembled in 1877 and 1882. William B. Moxley of **28420 Kemptown Road** described himself as a farmer and engaged a servant to help with house chores. Food processing was a collective activity taking place across property lines. Neighboring family members gathered for apple butter making and hog butchering, events which combined socializing with the work at hand.

⁶⁷ Carolyn Earle Billingsley, *Communities of Kinship: Antebellum Families and the Settlement of the Cotton Frontier* (University of Georgia Press, 2004).

⁶⁸ George McDaniel, *Black Historical Resources in Upper Western Montgomery County, Maryland* (Sugarloaf Regional Trails, 1979), p. 23. Such kinship communities were initially established on land acquired by one or more freed blacks, often part of the plantation on which the residents had been enslaved. A number of black kinship communities have been formally recognized by designation of the public buildings, churches, and schools (see *Places from the Past*). One historic district is designated as a kinship community—the Hawkins Lane Historic District (35/54)—found to be historically significant as an early 20th century residential enclave. Hawkins Lane was a black kinship community for over half a century, inhabited largely by members of the Hawkins family, following the initial 1893 purchase by James H. Hawkins. Hawkins Lane was designated on the Master Plan for Historic Preservation in 1990.

Figure 9 Descendants of Nehemiah Moxley Residing in or Near Clagettsville



Note: Addresses in **bold** represent Moxley resources within the Clagettsville Historic District.

While most Clagettsville residents were engaged in farming, others were merchants, building industry workers, and road improvement workers. Ottie (Tom) Moxley of **28411 Kemptown Road**, involved in both farming and building, was a dealer of farm products and a lumber hauler. Jake Moxley, of **28332 Kemptown Road**, son of Robert B. Moxley, bartered hay for a living. Residents engaged in the building industry aided in the construction within the community. Robert S. Moxley operated a sawmill, while George Easton, who lived with his brother at **28408 Kemptown Road**, was a carpenter. In 1900, John Burdette, of **28404 Kemptown Road**, was a well driller. Several Moxley-family members worked at People's Lumber in Mt. Airy.

The poor quality of up-County roads contributed to the community's insular nature. While the B&O Railroad (1873) and streetcars (from 1890) were providing access and drawing outsiders to down-County areas, residents in remote areas of the County became more insular than ever. In the 20th century, road improvement projects became a source of employment for some Clagettsville residents. Generations of the Easton family were road laborers through much of the 20th century. In the 1930s, Raymond J. Easton was a road laborer, living with his parents, Ben and Laura Easton at **28408 Kemptown Road**. Harry W. Easton, Ben and Laura's grandson, grew up at **28404 Kemptown Road** and worked for R.H. Moxley's paving business (until his death in 1976). His son Harry (Gene) Easton worked for the Moxley Inc. paving business (late 1980s).⁶⁹

After the establishment of the State Roads Commission in 1908, road conditions began to improve. Between 1910 and 1915, over 1,000 miles of state roads were constructed statewide. As roads improved, truck farming developed. Farmers with small lots operated truck farms in the early 20th century, providing produce and goods to be sold at market. Improved roads connected Clagettsville, like other rural communities, to the outside world, and were ultimately a contributing factor, along with many other aspects of modern society, to the decline of rural ways of life.

After a hiatus during World War I, more roads were built or paved in the 1920s and 1930s. Clagett's blacksmith shop in the horse and buggy era gave way to Warfield's service station in the second decade of the 20th century. Hamilton Deetz Warfield acquired a plot of land on the west side of Ridge Road in 1919 and operated an automobile service station at **28030 Ridge Road**, catering to local traffic.

People's Lumber Supply Company

An example of how economic ties bound the kinship community together, People's Lumber Supply Company, Mt Airy, was an employer for Clagettsville residents and a source of building material. In 1889, Harry B. Moxley, son of Robert B. Moxley, owned and operated a straw and lumber company known as the Moxley Straw Company. The business became known as Moxley Straw & Lumber Company in 1900, when Harry's nephew Ira D. Watkins joined the business. Ira's brother Raymond and father Thomas E. Watkins bought the company in 1907. In 1916, Ira Watkins bought the business with help from his father and operated under the name Thomas E. Watkins and Sons. In the early 1930s, the company was incorporated as Peoples Lumber and Supply Company, with Ira Watkins president.⁷⁰ Stock was sold to family and friends.

For much of the 20th century, Jesse Buxton was in charge of the concrete and cinder block department of People's Lumber and Supply Company. Jesse Alvin Buxton (1877-1962) was the brother-in-law of Harry B. Moxley, having married his sister Rebecca Moxley (1879-1964) in 1906. According to family historian, Allie May Moxley Buxton:

The cinder blocks were known for their outstanding quality. Also, the company featured decorative concrete posts for which they had various molds. These decorative posts were very popular during the 1930s, being ordered by customers from many areas.⁷¹

In addition to porch posts, concrete blocks were in great demand for dairy barns built during this era.

⁶⁹ Buxton, p. 195.

⁷⁰ Buxton, pp. 157-9.

⁷¹ Buxton, p. 177.

⁷² Kingstead Farm MIHP form, Resource 11-10, Andrea Rebeck, 1987.

The dairy barn at Kingstead Farm (11/10) was built in 1932 with concrete blocks "purchased ready-made in nearby Clagetsville."⁷² The company was re-incorporated in 1975 when Watkins sold controlling interest to R. Delaine Hobbs, a cousin, who continued to operate the business until it closed in 1997. The family opened an antiques business, Shops of Yesteryear, in the building.

Marriage Ties

The tradition of intermarriage in the Upper Patuxent area contributed to the close-knit character of Clagetsville. Marriages were often alliances between families. Three Moxley brothers each married Baker sisters and various members of those families populated the Clagetsville community. Another resident, Ollie Washington Moxley (28515 Kemptown Road) married Lelia Alvin Merson, while his brother Ernest married Lelia's sister-in-law Lillie Mae (Mae) Watkins and also settled in the area. At times these family relationships became complex, as family historian Allie May Moxley Buxton wrote,

Lelia was Mae's aunt as Lelia was sister to Mae's mother, Sallie Merson Watkins. Bertie Bellison Watkins was sister-in-law to Mae, and yet, Mae was also her aunt, by marriage, as Mae's husband, Ernie, was brother to Bertie's mother, Hattie Moxley Bellison.⁷³

Religious Traditions

The Methodist Church was a keystone of the Clagetsville community. The Moxley family was instrumental in establishing the Montgomery Chapel Methodist Protestant Church at **28201 Kemptown Road** next to the family farm in 1871. The church was built at the prominent junction of the Quaker Road (Kempton Road) and Buffalo Road (Ridge Road). Local resident George Easton built the updated Gothic Revival church, in 1904.

Spiritual and social life converged in the church, where anniversaries and weddings were held, and more recently, family reunions took place. 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 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. A church hall was built in 1916 on part of Friendship facing Kempton Road, opposite the Montgomery Chapel Methodist Protestant Church.

Kinship Community Settlement Patterns

A key indicator of a kinship community is the pattern of settlement, in which residents live in proximity. Giles W. Easton, father of Ben and George, established the pattern of one-acre residential lots facing Kempton Road that came to characterize Clagetsville. He parceled off the first of such lots to Albert Baker in 1884, at the corner of Moxley Road, now **28420 Kemptown Road**. Easton conveyed another one-acre lot to John Burdette, in 1893, on which **28404 Kemptown Road** is located.

Starting in 1901, Moxley descendants began building houses of their own on one-acre lots facing Kempton Road. These houses include **28318**, **28322**, and **28332** Kempton Road, all built between 1901 and 1905. Later generations inherited these houses, while additional family members chose to build or acquire their own houses nearby, seeking to remain in the family settlement.

By the early 20th century, the community was large enough to have a sub-district, known as Dogtown. This area included houses built or owned by Easton descendants, living on land that had belonged to Giles Easton. These houses include **28408** and **28404** Kempton Road. According to local tradition, Dogtown received its name from the hunting dogs kept by the Eastons, who were avid hunters. In this vicinity were stores frequented by Clagetsville residents, located at **28314** and **28416** Kempton Road.

The one-acre pattern was continued through the 1950s by deed and subdivision.

⁷³ Buxton, p. 198.

Germanic Culture

Clagetsville's Two-Door Houses are representative of the Germanic influence found in this region of the County. The large wave of German settlers arriving in Frederick County throughout the 1700s and early 1800s brought Germanic cultural traditions to the area. As these German settlers moved through the northern region of the County, along the ridgelines and through the Monocacy Valley, they influenced the architecture and settlement patterns of the Upper Patuxent region. German settlers also brought the tradition of banked architecture. The bank barn, built into a hillside, provides access to both upper and lower levels and with a pronounced forebay or overhang, is one such distinctive building type. Other banked buildings include dual use outbuildings, and houses with front entries on two levels, such as the Chrobot House (Locational Atlas Resource 15/71).

By the post-bellum era, the local culture of up-County farm families was a melding of English and Germanic culture. Into the 1930s, area farms continued to grow tobacco, a crop established by English settlers. Residents chewed tobacco into the late 1800s. A Clagetsville resident recalled the provision of spittoons in the original Montgomery Chapel building (1871-1904) for the use of congregants during the sermon.⁷⁴

Germanic traditions that came to characterize the Upper Patuxent area included bank barns, German plan towns, and architectural traditions including log construction with corner notches, basement kitchens, banking structures into hillsides, and two-door houses.

Crossroad Origins and Linear Settlement

The area around Clagetsville was once only farmsteads. In 1871, the Montgomery Chapel Methodist Protestant Chapel was built at the crossroads of the Buffalo (Ridge) and Quaker (Kemptown) Roads as an offshoot of the recently disbanded Brown's Chapel on nearby Brown's Church Road. William C. Clagett was a farmer who began purchasing land in the vicinity in the 1850s. His dwelling is shown on the 1865 Martenet and Bond Map on farmland lying off the main road between the Patuxent River and the junction of Ridge and Kemptown Roads. In 1874, he purchased a small crossroads parcel that fronted on the east side of the Buffalo Road (28015 Ridge Road) (deed was recorded in 1876), perhaps to help establish his son John H. Clagett (b. 1854) as a roadside merchant. John was probably married by 1877, and per Census records had a new child by 1878. His choice of wife may have influenced his decision to take up commerce; Eugenia "Jennie" Etchison was the sister of Marcellus Etchison, a former school teacher who in 1876 purchased land from Lydia Etchison Moore of the Luther Moore Farm (15/28) to open a blacksmith shop and store at the junction of Damascus and Laytonsville Roads.

John and Jennie Clagett appear to have put Clagetsville on the map, literally. The G.M. Hopkins Atlas of Montgomery County Maryland, published in 1879 and reflecting conditions c1878, labels the crossroads as "Clagetsville," the first known instance that the name appears on a map, and prominently shows the "John H. Clagett store, blacksmith shop, and residence." John had good marketing instincts: he not only paid to list his name in the Hopkins Atlas but placed a business notice in it as well that read: "Clagetsville, Jno. H. Clagett, Dealer in Dry Goods, Groceries, Hats, Caps, Boots, Shoes, Chinaware, etc." This decision may have cemented the community's identity as Clagetsville.⁷⁵

In 1879, John H. Clagett purchased an adjoining tract to the south of approximately 24 acres (28001 Ridge Road); the deed was recorded in 1882, perhaps after his business had become well established. John built an imposing five-bay side-gabled house with Greek Revival details. He eventually built other structures on his property. In 1899, the property was described as "improved by a good Store House and Large Dwelling, a blacksmith shop, carriage house, and stable and other outbuildings and orchard."⁷⁶ A current owner remembers that after her father purchased the property at 28001 Ridge Road, he tore down a large store in the 1930s.⁷⁷

⁷⁴ Floyd S. Moxley, *History of Montgomery Chapel*, 1971.

⁷⁵ Note that John H. Clagett's brother-in-law, Marcellus, was neither a patron nor advertiser in the 1879 Hopkins Atlas, and interestingly, the Atlas merely shows a blacksmith shop and store at the Damascus/Laytonsville Road intersection, without displaying either Marcellus Etchison's name or calling the crossroads "Etchison." Marcellus eventually established a post office in his store, and thus that community, known previously as Ragtown, took his name. Clagetsville never had a post office, but appears to have been called Clagetsville by dint of its store and blacksmith shop and a little help from the Hopkins Atlas.

⁷⁶ Equity #1721, Judgment Record TD 2/420.

⁷⁷ Buxton, op. cit., page 4.

The fate of the buildings (blacksmith shop, store, and house) that seemed to have been on the original site (28015 Ridge Road) per the 1879 Hopkins Atlas is unclear. The current building on the site is a two-door side-gabled vernacular dwelling. It may have been a combination residence/store first occupied by John Clagett and then by tenants who helped operate John's business or by tenants who helped William Clagett farm, or it may have been built later, after John improved his larger property to the south. The 1880 Census lists an African American blacksmith and his family adjacent to the entry for John Clagett, and perhaps this blacksmith lived in the tenant house at 28015.

Land for a school was purchased 1884 from John W. Burdette, who had a farm immediately behind and to the east of the two Clagett properties at 28105 and 28001 Ridge Road. The school parcel was triangular, bordered Buffalo Road (Ridge Road), and was about half an acre. A one-room schoolhouse was built by 1885, further anchoring the crossroads as a community center. The schoolhouse was expanded to two rooms by 1923. Garages and gas stations were added to the crossroads in the next decade.

One study has indicated that these linear crossroad settlements or rural hamlets were, except for isolated farmsteads, the second most common settlement type found in America. They are associated with agricultural economies and often declined after roads were improved in the early 20th century.⁷⁸

Clagettville is a fine example of this settlement type, maintaining its orientation of houses to the historic roads, a lack of secondary roads, a backdrop of rural open space and farm outbuildings, a crossroads still punctuated by an institution or business (here a historic church dating from 1904 and several newer businesses), and the distribution of later businesses outside the core along the historic roads (two stores, now residences). Road improvements made possible the closure of its 1934 schoolhouse, against residents' wishes, and children were bused to Damascus instead.

Architecture

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 Kemptown Roads. The proposed historic district contains 34 parcels or lots, 22 of which contain contributing primary buildings, structures, or features.

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 many of the buildings in the historic district were built or operated by Moxleys and their extended family, and others were later inhabited by Moxleys (see Figure 9).

Architectural Traditions

The Clagettville district includes houses that represent local traditions and those that represent the early modern era recognizing national architectural styles. Vernacular house types found in Clagettville are two-door houses and Gothic Revival-influenced houses.

The house form most typical of this era is the Gothic Revival-influenced house with center cross gable front facade. Particularly distinctive in this group is **28322 Kemptown Road**, which in addition to having a center cross gable roof, features a Queen Anne style tower and shingle siding details. This residence, like others of the era, was built with chimney flues for wood stoves rather than fireplaces. Houses are typically between two and two-and-one-half stories tall and three to four bays wide with front porches.

The main distinguishing feature of Gothic Revival vernacular houses is the center cross gable roof. Houses of this type are



28322 Kemptown Road

⁷⁸ Jeffrey Winstel, *The Unincorporated Hamlet: A Vanishing Aspect of the Rural Landscape*, excerpted from National Park Service, Cultural Resources Management Online, Volume 17. No. 01 at <http://crm.cr.nps.gov/archive/17-1/17-1-9.pdf>.

found on Kemptown Road at **28318, 28332, 28404**, and 28515, and on Ridge Road at **27902/28020**. Another identifiable Gothic feature is the double-hung lancet window, found in the center gables of **28020, 28318, 28515 Kemptown Road**; and found additionally on side gables of the architecturally elaborate (for the region) house at **28322 Kemptown Road**. The **Montgomery Chapel Methodist Protestant Church**, built by the local community in 1904, features lancet windows singly and in pairs. The lancet window was still in use in 1916 when the church hall was built.

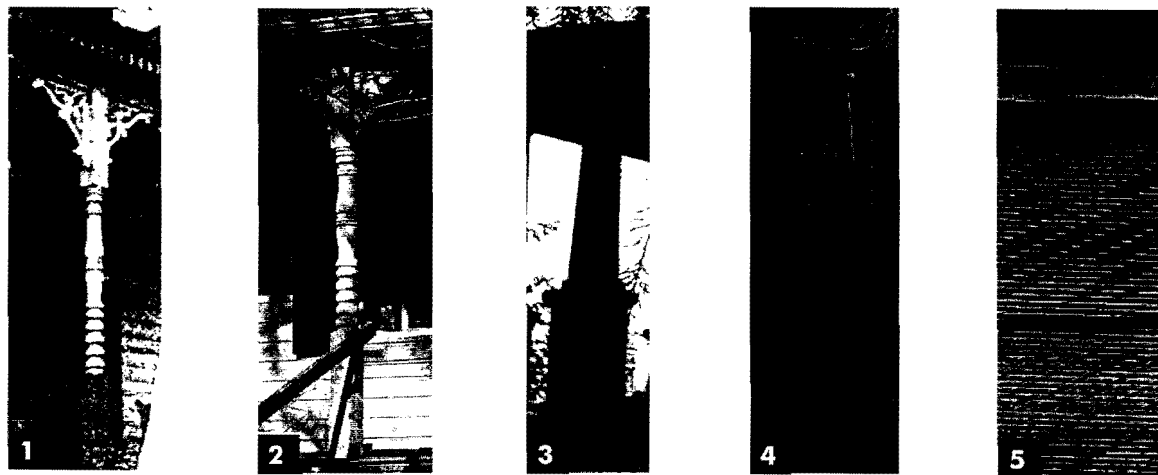
Several houses in Clagettville are Vernacular Side Gable houses with no rear ell, or only a one-story ell. Early examples date from the 1860s to 1900, are three or four bay, side gable structures. Later houses without significant rear ells include the earliest center cross gable houses (**28404** and **28515 Kemptown**, and **27902/28020 Ridge Road**).

From 1900 to 1910, residents built houses with a distinctive form that became popular throughout northern Montgomery County—the Center-Cross Gable house with double decker rear porch. At least three Clagettville houses have nearly identical footprints, with a side gable front block, rear ell, and two-story porch inside the ell. These houses are **28322, 28332, and 28418 Kemptown Road**. The house at **28322 Kemptown Road** has a Victorian elaboration on this popular vernacular form. Built by Robert B. and Susan Moxley, about 1903, the house has elaborate Queen Anne style detailing including corner tower, wraparound porch with pedimented entrances, and patterned wood shingles.

Two-Door Houses, common in southern Pennsylvania and Frederick County, represent the Germanic influence in this portion of the County. The Pennsylvania German Two-Door House, is theorized to be a blend of English symmetry and traditional German form and plan. Early examples of two-door houses include 28015 Ridge Road and **28420 Kemptown Road**.⁷⁹

The early 20th century brought increased communication with the outside world, including improved roads and automobile transportation. As the community turned outward, residents built nationally popular architectural styles and building types, including Craftsman style bungalows and the American Four Square house, such as at Ottie and Tressie Moxley's House, **28411 Kemptown Road** (1918).

Structures from between 1905 and 1940 include Craftsman style bungalows and Four Squares, Colonial Revivals, and Tudor Revival houses. The structures tend to be smaller than earlier houses, typically one and a half-story with smaller footprints. In this group are also three commercial buildings, each built adjacent to the proprietor's residence. Harvey Moxley's c1908-15 store at **28314 Kemptown Road** is a two-story front gable structure that originally had a full width front porch. Willie B. Moxley's 1930 store at **28416 Kemptown Road** is a one-story front gable building with an entry in the front gable façade facing the street. H. Deets Warfield's garage is at **28030 Ridge Road**, built next to the house in which he grew up, **28020 Ridge Road**. The meeting hall built by the Montgomery Chapel Methodist Protestant Church in 1916 also was a front gable structure which stood at **28130 Ridge Road** is no longer standing.



⁷⁹ 28520 Kemptown Road may have been a two-door house.

Another indicator of the close relationships among residents is the similarity of architectural details found on Clagettville houses. Jesse Moxley related that neighboring siblings and cousins helped Robert B. Moxley construct his house at **28322 Kemptown Road**, using lumber dressed at the family saw mill. This practice would have contributed to the similarity in appearance of houses. An example of similarities is a local style of turned porch post found on **28322** and **28515 Kemptown Road**. (The latter house retained these distinctive turned posts until about December 2010, when they were stolen after a demolition notice was posted in September 2010.)

- 1** **28322 Kemptown Road**, Robert B. and Susan Moxley House, c1900 Queen Anne, posts no longer extant
- 2** **28515 Kemptown Road**, Ollie and Lelia Moxley House, c1896 Gothic Revival/center cross gable, posts removed, house slated for demolition
- 3** **28322 Kemptown Road**, Robert B. and Susan Moxley House, replacement posts
- 4** **28510 Kemptown Road**, Millie Moxley and Fuller Phebus House, c1924-28 bungalow
- 5** **28230 Kemptown Road**, William and Ilda Moxley House, c1930 bungalow

Family businesses supplied material for house construction. Several Moxley houses feature Craftsman style porch posts with concrete block piers. The Robert B. and Susan Moxley House, **28322 Kemptown Road**, was updated with these Craftsman style piers. Jesse Buxton, son-in-law of Robert and Susan Moxley, was in charge of the concrete and cinder block department of People's Lumber Supply Company, in Mt. Airy. Similar porch posts are found at 18230, 28510, and 28800 Kemptown Road, all Moxley family houses.

Historic Periods

The resources date from four historic periods: 1871-84, 1885-1904, 1905-40, and 1941-1950. Structures built after 1950 are non-contributing and merit the lowest level of scrutiny for proposed changes. Designation will help preserve the resources if Kemptown Road is widened.

First Period 1871-1884 The houses in the period are side gable structures that have Federal and Greek influenced design details. An example is **28001 Ridge Road (Clagett House)**. A vernacular house type highly representative of Clagettville is the double entry house. The earliest known example in the area is the Friendship farmhouse (Resource 10/1). Four double entry type houses have been identified, though only one, at **28318 Kemptown** still retains both door openings. Other Clagettville examples include William Clagett's house at **28015 Ridge Road** (1874), and Albert Baker House (1884), **28420 Kemptown Road**.

Second Period 1885-1904 The house form most typical of this era is the Gothic Revival influenced house with center cross gable front facade. There are six examples of this type, found at **28020 Ridge**, and Kemptown Road houses **28318**, **28322**, **28332**, **28404**, and **28515**. Particularly distinctive in this group is **28332 Kemptown Road**, which in addition to having a center cross gable roof, features a Queen Anne style tower and shingle siding details. This residence, like others in this era, was built with chimney flues for wood stoves rather than fireplaces. Houses are typically 2 to 2 ½ stories tall and 3 to 4 bays wide with front porches.

Third Period 1905-1940 Structures from this period include Craftsman style bungalows and Four Squares, Colonial Revivals, and Tudor Revival houses. The structures tend to be smaller than earlier houses, typically 1 ½ story with smaller footprints. In this group are also three commercial buildings, each built adjacent to the proprietor's residence. **Harvey Moxley's c1908-15 store** is a two-story front gable structure that originally had a full width front porch. Willie B. Moxley's 1930 store at **28314 Kemptown Road** is a one-story front gable building which had its entry in the front gable facade facing the street. The Montgomery Methodist church meeting hall (constructed in 1916; no longer extant) at 28130 Ridge Road also was a front gable structure.

table 3 Clagettsville Historic District (15/08) Classification of Primary Resources

Primary resources (buildings, structures, features) built within the period of significance (1871 to 1949) are contributing(C). Primary resources built after 1949 are non-contributing resources (NC). Vacant lots are not shown.










Address	Historic Name	Style/Type	Date	Category	
28201 Kemptown Rd (parcel P922) and Ridge Rd (parcels P915 and P867)	Montgomery Chapel Methodist Protestant Church and Cemetery	Church and cemetery	Church 1904, 1941 Cemetery 1871- present	C	
28235 Kemptown Rd	Edmund Rhodes and Joyce Warfield-Rhodes House	Minimal Traditional	1961	NC	
28241 Kemptown Rd	Church Parsonage	Colonial Revival	1948	C	
28305 Kemptown Rd	Winfred Perkinson House	Tudor Revival	1935	C	
28309 Kemptown Rd	Harvey Moxley House	Craftsman Cottage	1931	C	
28310 Kemptown Rd	William and Agnes Haines House	3-Bay Side Gable	1904	C	
28314 Kemptown Rd	Harvey W. Moxley Store	Commercial Vernacular, Two- Story Front Gable	1915	C	
28315 Kemptown Rd	Darnes Acres	Ranch	1974	NC	
28317 Kemptown Rd	Darnes Acres	Minimal Traditional	1965	NC	

table 3 Clagettsville Historic District (15/08) Classification of Primary Resources, continued











Address	Historic Name	Style/Type	Date	Category	
28318 Kemptown Rd	Ira D. Moxley 1901-5 Harvey Moxley 1908-31 storekeeper's house	Double Entry/ Center Cross Gable/Gothic Revival	c1901-1915	C	
28319 Kemptown Rd	Darnes Acres	Minimal Traditional	1963	NC	
28321 Kemptown Rd	Darnes Acres	Minimal Traditional	1961	NC	
28322 Kemptown Rd	Robt and Susan Moxley House	Queen Anne	1903	C	
28323 Kemptown Rd	William Whitman House Darnes Acres	Minimal Traditional	1960	NC	
28332 Kemptown Rd	Robt (Jake) and Orida Moxley House	Center Cross Gable/Gothic Revival	c1900-1903	C	
28403 Kemptown Rd	Bowersox House Darnes Acres	Minimal Traditional	1959	NC	
28404 Kemptown Rd	John Burdette House	Double Entry/ Center Cross Gable/Gothic Revival	c1884-1899	C	
28405 Kemptown Rd	Evelyn Humerick House Darnes Acres	Minimal Traditional	1957	NC	
28406 Kemptown Rd	Darnes Acres	Outbuildings	modern	NC	

table 3 Clagettsville Historic District (15/08) Classification of Primary Resources, continued




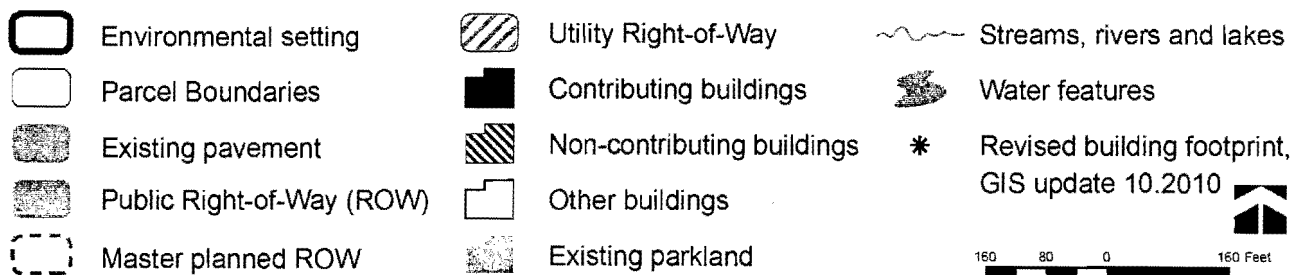
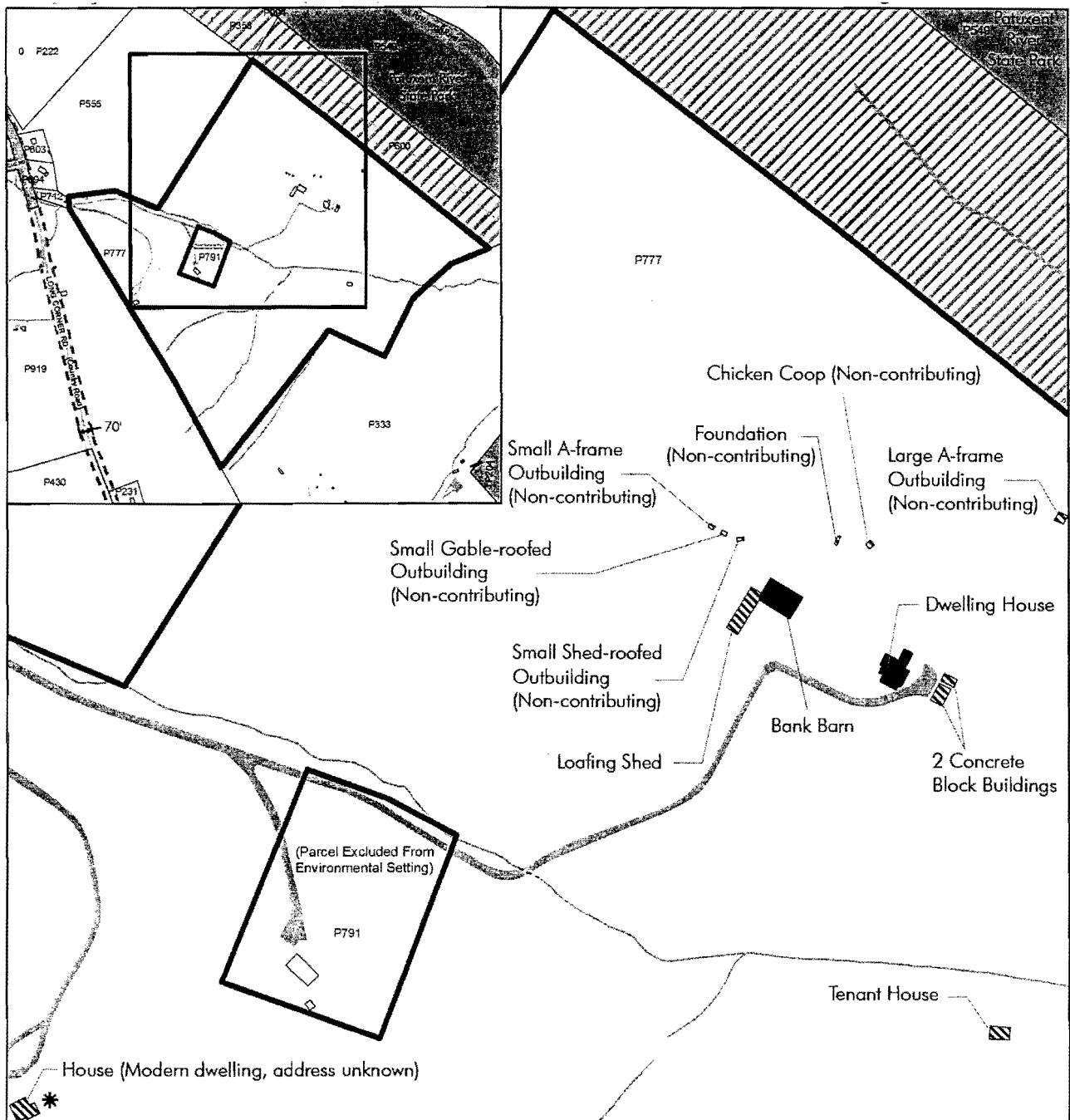
Address	Historic Name	Style/Type	Date	Category	
28407 Kemptown Rd	Darnes Acres	Minimal Traditional	1963	NC	
28408 Kemptown Rd	Lewis and Laura Easton House	Queen Anne	c1895-1900	C	
28409 Kemptown Rd		Contemporary	1978	NC	
28411 Kemptown Rd	Ottie and Tressie Moxley House	Colonial Revival Four Square	1918-1920	C	
28412 Kemptown Rd	Esworthy-Allnutt House	Cape Cod	1942	C	
28416 Kemptown Rd	William B. Moxley Store	Vernacular	c1930	C	
28419 Kemptown Rd	Kessler House	Vernacular	1941	C	
28420 Kemptown Rd	Albert Baker/ William and Minnie Moxley House	Double Entry	1884	C	
28001 Ridge Rd	John H. Clagett House	Greek Revival	1879	C	
28015 Ridge Rd	Wm Clagett House	Double Entry	c1874	C	

table 3 Clagettsville Historic District (15/08) Classification of Primary Resources, continued

Address	Historic Name	Style/Type	Date	Category	
28020 Ridge Rd	Samuel D. Warfield House	Center Cross Gable/Gothic Revival	c1899	C	
28030 Ridge Rd	Warfield-Moxley Service Station	Commercial One-Story Front Gable	c1917-1930	C	

Fourth Period 1941-1950 Structures built after World War II continued to have a historical connection with Clagettsville. Annie Easton and her husband John Esworthy built their house on Easton family property at **28412 Kemptown Road**. This era saw the first use of brick in the community. The Montgomery Church congregation built a brick faced parsonage at **28241 Kemptown Road**. The same year, the church received a face-lift when it was encased in brick siding and the belfry was opened up.



**15/13 Shipley-Mullinix Farm,
27001 Long Corner Road/Unknown
Address on Long Corner Road**

The Shipley-Mullinix Farm is significant historically and architecturally. Historically, the farm has had a lasting association with two of Maryland's long-established families. The Shipleys owned the farm from 1834 to 1883 and are descended from Adam Shipley, who records show was in Anne Arundel by 1679. Members of the Mullinix family, who have owned the farm from 1883 to the present day, have resided here for six generations. The Mullinix family is descended from Jonathan Mullineaux, an Anne Arundel resident by 1705. The farm is historically and socially significant as well for its Mullinix owners' association with the Mullinix community that existed on the western end of Mullinix Mill Road in the late 19th century. This community included a store and post office and several mills important to residents in the Upper Patuxent and Howard County. Montgomery County residents traveled through the farm to get to the mills and store.



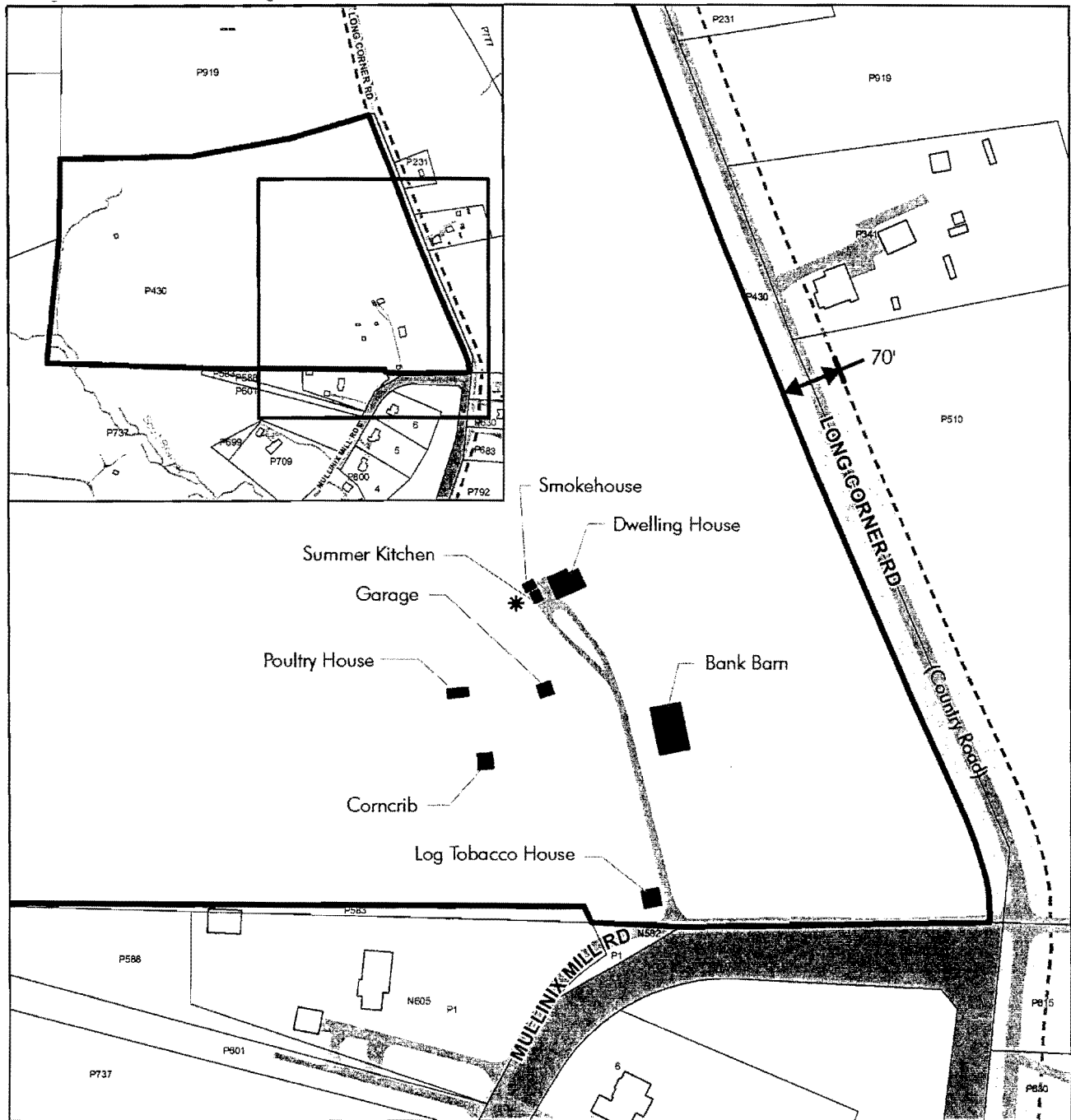
Architecturally, the farm is significant for its fine array of buildings and structures that illustrate farm life from the mid 1800s to the 1920s. Contributing buildings include a three-bay farmhouse, attached ice house, and bank barn. Non-contributing buildings and structures include a two-door tenant house in extremely deteriorated condition, a loafing shed attached to the bank barn, two concrete block outbuildings, a building foundation northeast of the bank barn, a chicken coop, a large A-frame outbuilding, three small outbuildings (shed roofed, A-frame, and gable-roofed, respectively) northwest of the bank barn, and a modern brick dwelling (street address unknown, within same parcel) located on the property's southwest boundary. The fine three-bay dwelling house sits on the crest of the hill overlooking an expanse of woods and fields. It was probably built by Larkin Shipley between 1851 and 1857, though possibly as late as 1900. The substantial bank barn dates from between 1860 to 1900. The attached ice house dates from between 1850 to 1930. A common folk building is the two-door tenant house, which was probably built around 1910 or later and is currently in ruinous condition. The two concrete-block outbuildings and the loafing shed attached to the bank barn date from the 1920s or later. An interior parcel, P791 (tax ID 12-02393851) is not included in the designation and contains a house built c1982. The Shipley-Mullinix Farm has an unusually secluded and undisturbed setting, illustrative of a cultural landscape highly representative of Upper Patuxent farms in the mid-1800s.

Zoning: RDT

Criteria: 1a, 1d, 2a, 2d, 2e

Setting: The setting is 90.3 acres (parcel P777). Features to be preserved include the contributing buildings shown on the map, the driveway approach from Long Corner Road to the historic dwelling house, and the rolling open vistas looking south of the housing and barn. Excluded from the setting is interior parcel P791 (tax ID 12-02393851), which contains a c1982 house.





- | | | | |
|--|---------------------------|--|--|
| | Environmental setting | | Contributing buildings |
| | Parcel boundaries | | Other buildings |
| | Existing pavement | | Streams, rivers and lakes |
| | Public Right-of-Way (ROW) | | Revised building footprint, GIS update 10.2010 |
| | Master planned ROW | | |



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

The Clagett-Brandenburg Farm is significant for its rare, intact log tobacco house, its intact agrarian landscape, its highly representative collection of agricultural buildings showing farm life from the mid-19th century to the early 20th century, the remarkable integrity of its buildings and structures, and an ownership pattern illustrative of the extensive kinship communities in the County's Agricultural Reserve.

William O. M. and Elizabeth Clagett are believed to have built the main block of the dwelling house after they purchased the 163.5-acre property in 1847. William and Elizabeth Clagett probably also built the log tobacco house. William Asbury Brandenburg was unmarried when he bought the 82.5-acre property and moved into the old dwelling house. He likely built the new section of the house around 1913-1914 about the time of his marriage and birth of his first child. Brandenburg built the barn about 1917. His son, Jeremiah E. Brandenburg, rebuilt the smoke house about 1945, and built the garage from the timbers of an old barracks that stood near the bank barn. In this area of the County, tobacco was farmed well into the 20th century. The Brandenburg family has owned the farm since 1898. The dwelling house, tobacco house, summer kitchen, smokehouse, bank barn, corn crib, garage, and poultry house are contributing resources.

The log tobacco house is the best example of a standing tobacco house in the county. In the late eighteenth century, tobacco houses were the most common outbuildings in the County. Today, no more than five or six tobacco houses remain, and they are found mainly in the northern reaches of the County, where tobacco was farmed well into the 20th century.

Zoning: RDT

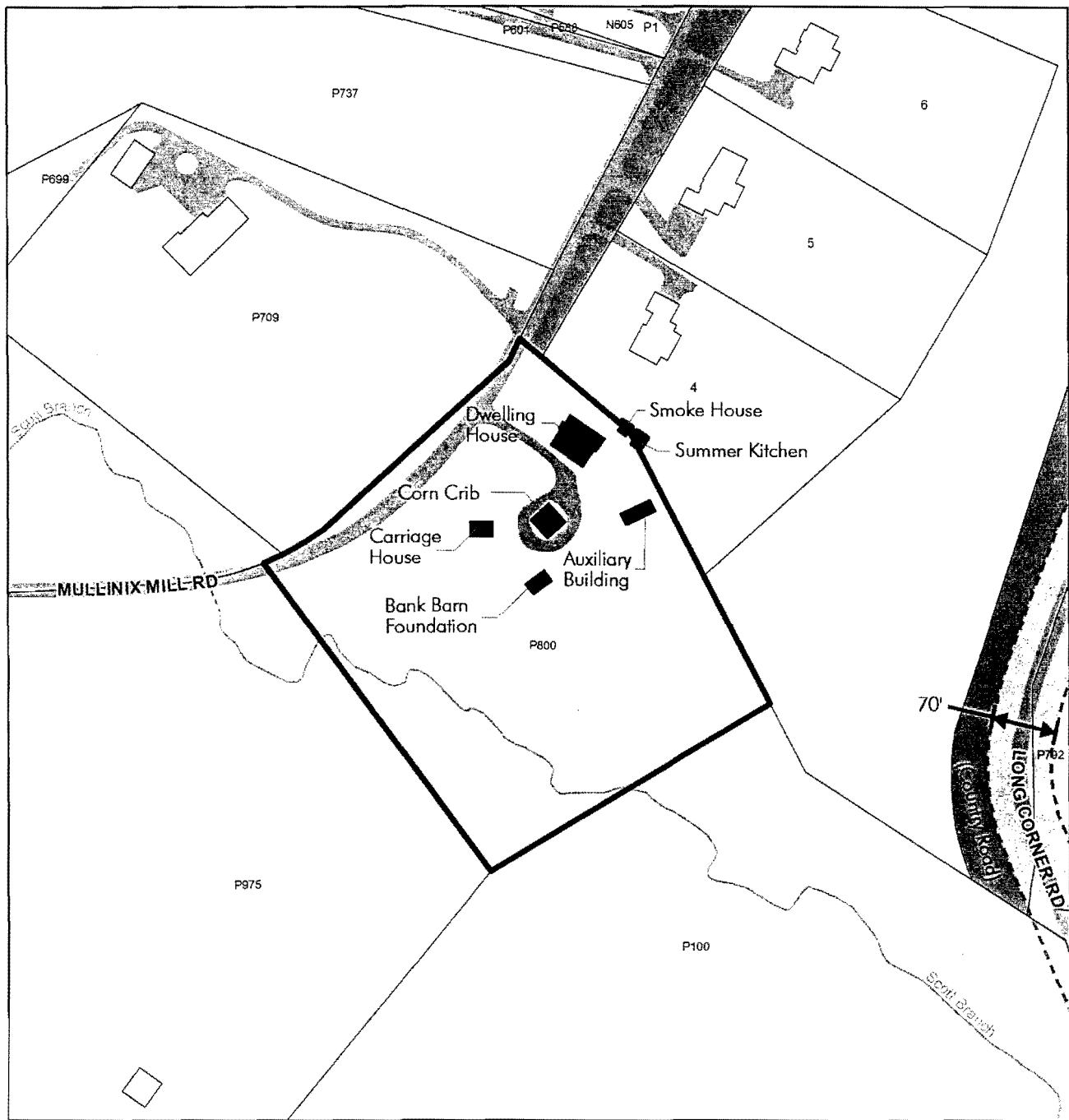
Criteria: 1a, 1d, 2a, 2e






Environmental Setting: The setting is parcel P430, 82.38 acres. In the event of subdivision, the features to preserve include the contributing structures shown on the map, the driveway approach from Mullinix Mill Road, and frontage on Mullinix Mill Road and Long Corner Road that extends at a minimum the width and depth of the farmstead complex. The existing character of Long Corner Road, which is not a rustic road, contributes to the historic character of the resource.






Dwelling House, southern façade, facing Mullinix Mill Road





-  Environmental setting
-  Parcel boundaries
-  Existing pavement
-  Public Right-of-Way (ROW)
-  Master planned ROW

-  Contributing buildings
-  Streams, rivers and lakes
-  Hidden hydrologic feature



**15/17 Sarah Brandenburg Farm
26301 Mullinix Mill Road**

The Sarah Brandenburg Farm has architectural as well as historical and cultural significance. Architecturally, the property is significant both for its individual buildings and as a complex. The Queen Anne-influenced Victorian Vernacular dwelling house, built c1913-15, is one of only a few in the Upper Patuxent area. The farm also contains an unusual asymmetrical combination corn crib and granary. Other contributing resources are a front-gabled carriage house, a smoke house, a summer kitchen, and a bank barn foundation. As a complex, the farm buildings illustrate numerous aspects of farm life in this part of the County from before the Civil War through the early 1900s—the orientation of pre-Civil War domestic buildings toward rivers and post-Civil War buildings toward newly constructed streets, the grain and tobacco-based farming economy, and the use of outbuildings for domestic activities.



Historically, the farm represents longevity of ownership by two prominent families: the Etchisons (from c1819 to 1867) and the Mullinix/Brandenburgs (1867 to 1943). The assemblage of the farm property and its conveyances illustrate various aspects of the County's agricultural and social heritage—the highly proximate extended family settlement patterns in farming areas, the Maryland legislature's practice of requiring affected land owners to build state-authorized roads, the ever-present threat of farm debt and farm auctions, and the interruptions to daily life created by the Civil War.

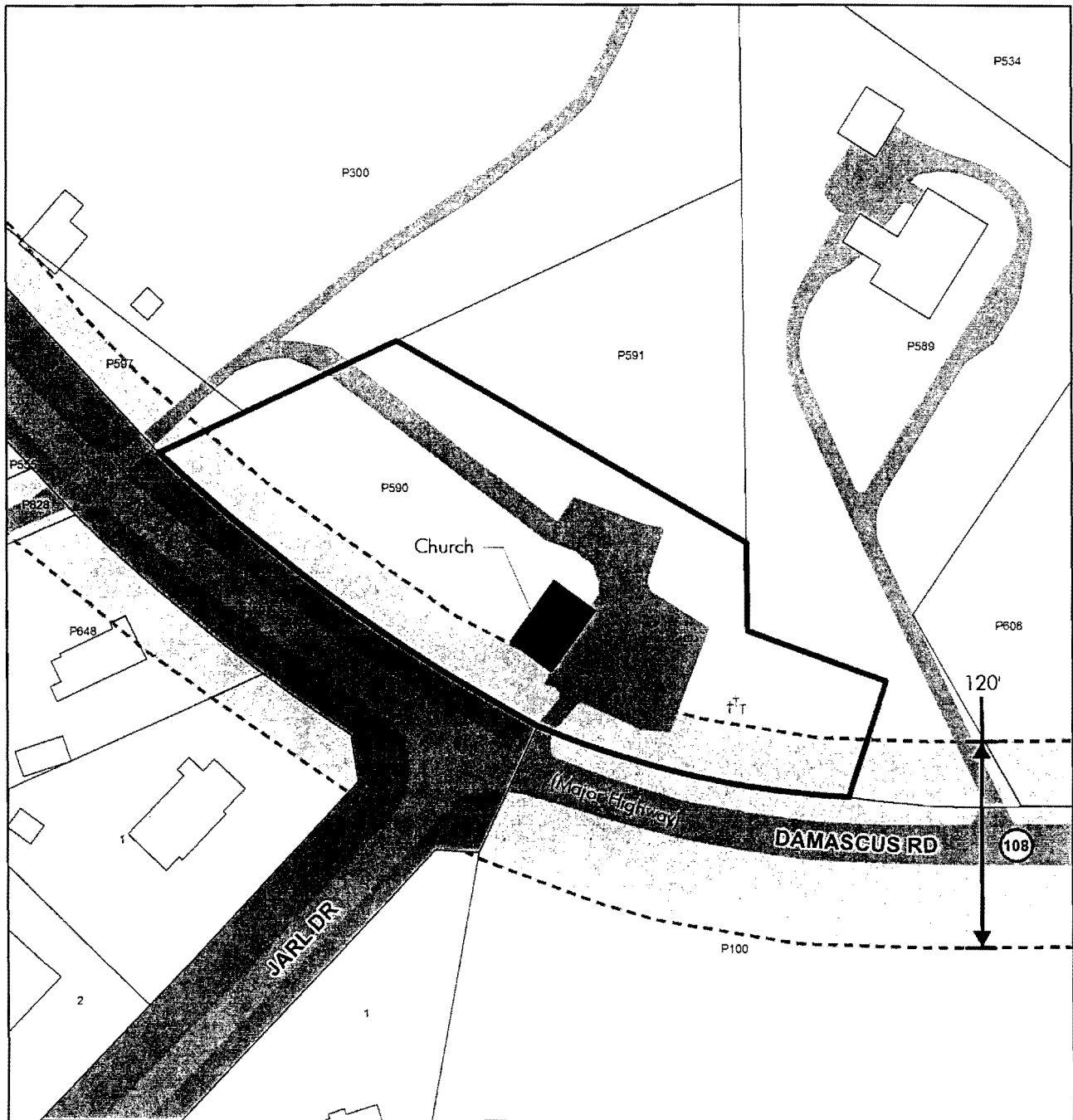
Zoning: RDT








Criteria: 1a, 1d, 2a, 2d

Environmental Setting: The setting is parcel P800(five acres) plus any portion of the adjoining lot or parcel on which the smoke house and summer kitchen sit. The setting includes existing road right of way that exists by prescriptive easement within the parcel boundaries. The setting is not to be reduced.



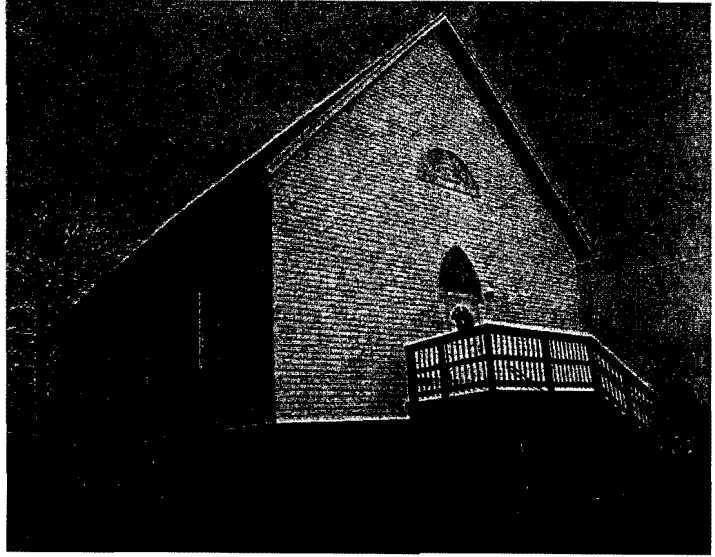
Combination corn crib-granary (granary on left)



-  Environmental setting
-  Parcel boundaries
-  Existing pavement
-  Public Right-of-Way (ROW)
-  Master planned ROW
-  Contributing buildings
-  Cemeteries

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

The Mt. Lebanon Methodist Protestant Church, now Mt. Lebanon Fellowship, is a fine example of a rural Victorian Vernacular church with a well-maintained and still used cemetery and an intact rural setting. Built in 1902, the church is a prime example of the simple front-gabled form favored for public buildings in rural Montgomery County in the 19th and early 20th centuries. The church and cemetery are owned by the Mt. Lebanon Church Association, which primarily is made up of descendants of the original land provider, Jeremiah Lewis Williams. Williams and his descendants are buried in the cemetery, which also includes the graves of notable Montgomery County residents Downey M. Williams, a County Commissioner; Jerry Williams, a three-term County Councilor; Jerry Hyatt, a State Delegate; and

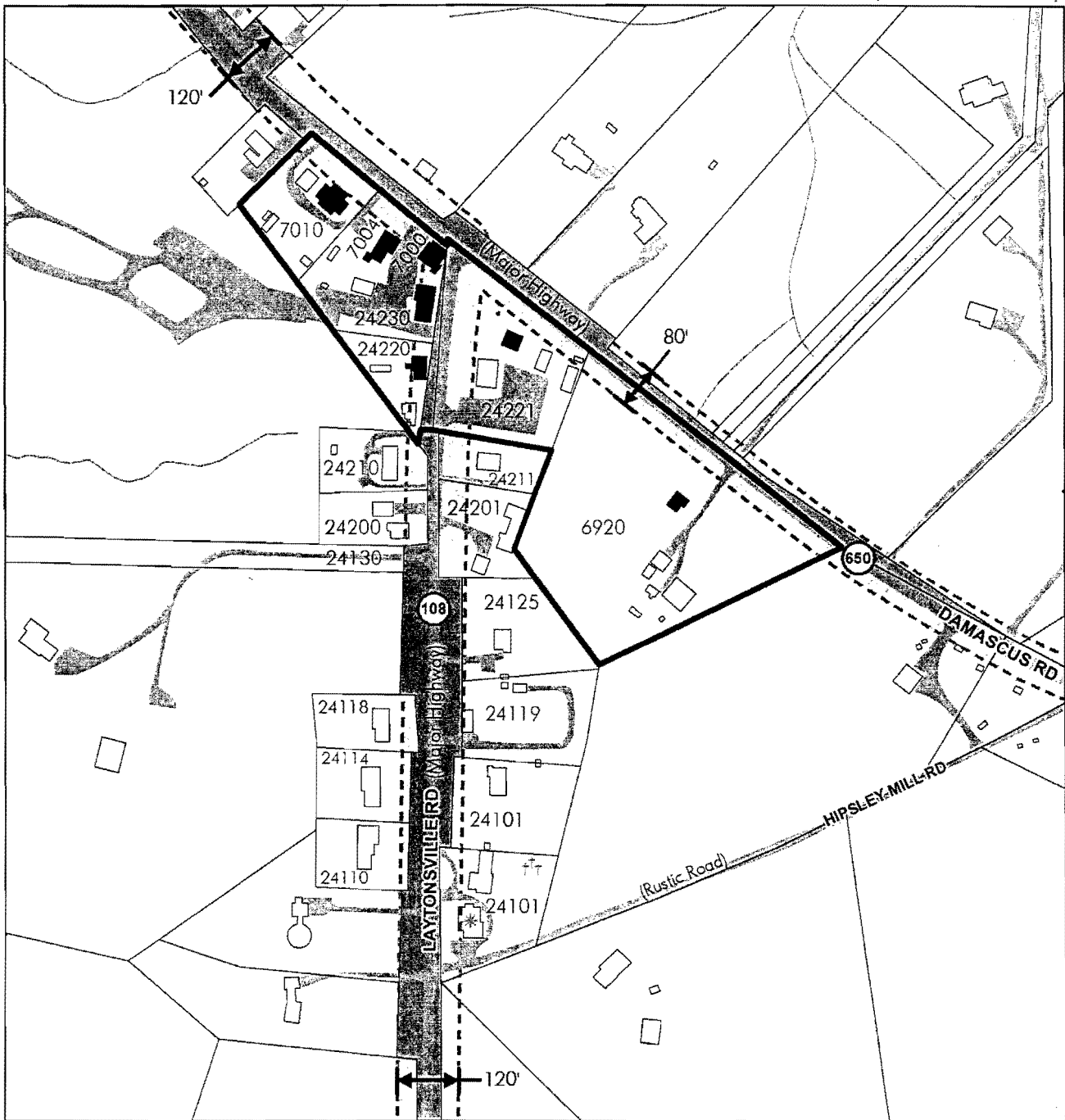


Herbert S. Hyatt, former President of the Bank of Damascus. The church also may be the last Methodist Protestant Church built in the Upper County, where the Methodist Protestant Church was predominant. Finally, the church is significant for its own links to the past. It was probably organized nearby on Mullinix Mill Road in the first Mt. Lebanon School, a former church dating from 1822 known as Benton's Church, after its founder and land provider, and then as Mt. Lebanon Methodist Episcopal Church, forerunner of the Damascus United Methodist Church.

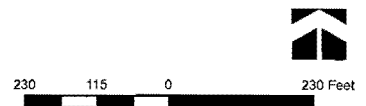
Zoning: RDT

Criteria: 1a, 1c, 1d, 2a, 2e

Environmental Setting: The setting is the parcel P590, 47,715 square feet. This setting, which includes the church, cemetery, and master planned right-of-way, is not to be reduced. If Damascus Road is widened, design compromises may be necessary for protection of the resource.



- | | | | |
|--|----------------------------|--|---------------------------|
| | Etchison Historic District | | Contributing buildings |
| | Parcel boundaries | | Other buildings |
| | Existing pavement | | Cemetery |
| | Public Right-of-Way (ROW) | | Mt. Tabor Church |
| | Master planned ROW | | Streams, rivers and lakes |



15/29 Etchison Historic District

The Etchison Historic District (15/29) is located in the town of Etchison, four miles south of Damascus, three miles north of Laytonsville, and eleven miles east of Gaithersburg. Laytonsville Road (Rt. 108) forms the district's spine, bordered by Hipsley Mill Road at the south end and Damascus Road (Rt. 650) at the north end. The five-parcel district contains seven primary structures dating mainly from the late-19th and early 20th centuries. Five of the primary structures are frame single-family houses (one with a log section) and two are purpose-built stores (see Table 4).

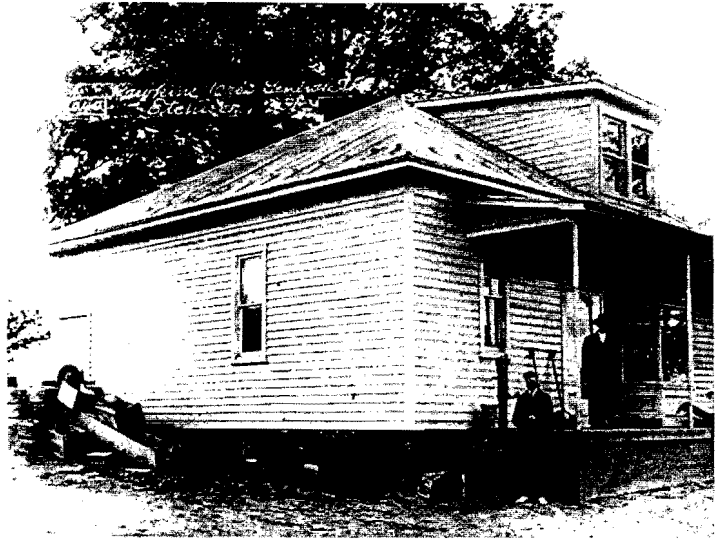
Etchison developed as a rural crossroads village in the immediate post-Civil War Reconstruction period. The Etchison community has its origins with the 1876 acquisition by Marcellus Etchison of land at the crossroads. A community identity, however, preceded Etchison, as the area had acquired the name of Ragtown sometime in the mid-1800s. Beginning in the 1880s, Etchison was populated largely with members of the Hawkins family, who were instrumental in operating commercial enterprises and active leaders in the Mt. Tabor Methodist Church (15/29-1). Members of the Moore family, associated with the **Luther Moore Farm (15/28)** also built houses in Etchison. Hawkins family members continued to build houses in Etchison into the mid-20th century. The district displays an unusual dichotomy between residents who built outmoded residences long after their popularity waned on a regional scale, reflecting persistence of tradition, and up-to-date styles indicative of a consciousness of current trends in architectural design. The period of significance for the district is mid-1800s to 1948.

Zoning:

- Parcel P707 (7010 Damascus Road): R-200, RV (Rural Village Overlay Zone)
- Parcel P805 (7004 and 7000 Damascus Road, 24230 Laytonsville Road): C-1, R-200, RV
- Parcel P817 (24220 Laytonsville Road): C-1, R-200, RV
- Parcel P802 (24221 Laytonsville Road): C-1, R-200, RV
- Parcel P909 (6920 Damascus Road): R-200, RV

Criteria: 1a, 1d, 2a, 2d

Historic District Boundary: The historic district boundary is as shown on the map. All primary structures are contributing resources.



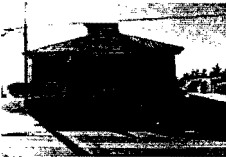




Nettie Hawkins Store (1915)



Etchison-Hawkins House (c1876-78)

table 4 Etchison Historic District (15/29) Classification of Primary Resources

Primary resources (buildings, structures, features) built within the period of significance (mid-1800s to 1948) are contributing (C).

Address	Historic Name	Style/ Type	Date	Category	
6920 Damascus Rd	Walter and Ida Allnutt House	Vernacular Gothic Revival	c1912-17	C	
7000 Damascus Rd	Nettie Hawkins Store (Etchison Store)	Commercial Bungalow	c1915	C	
7004 Damascus Rd	Etchison-Hawkins House	Victorian Vernacular	c1876-80	C	
7010 Damascus Rd	Thomas F. Hawkins House	Colonial Revival Bungalow	c1917-18	C	
24220 Laytonsville Rd	Hipsley-Hawkins House	Vernacular	mid-1800s, c1912-23	C	
24221 Laytonsville Rd	William and Pearl Moore House	Vernacular Gothic Revival	c1916	C	
24230 Laytonsville Rd	Hawkins Feed Store	Vernacular Moderne	c1922-23 c1947-48	C	

15/71 Chrobot House (Margaret Price House), 24724 Hipsley Mill Road
(Added to the Locational Atlas by the Planning Board)

The Chrobot House is a frame residence banked into the hillside, with an exposed stone foundation on the front façade and two entry doors at the basement level. This distinctive construction is a Germanic tradition found extensively through Frederick County but relatively rare in Montgomery County residences. Lawrence and Katie Chrobot, German immigrants, are believed to have built the house in 1903. The house mixes stylistic features with its Greek Revival style half round gable window and front door with transom and sidelights, and Gothic Revival steeply pitched cross gable and full width porch. 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. The property includes a domestic outbuilding, possibly a smokehouse or springhouse.

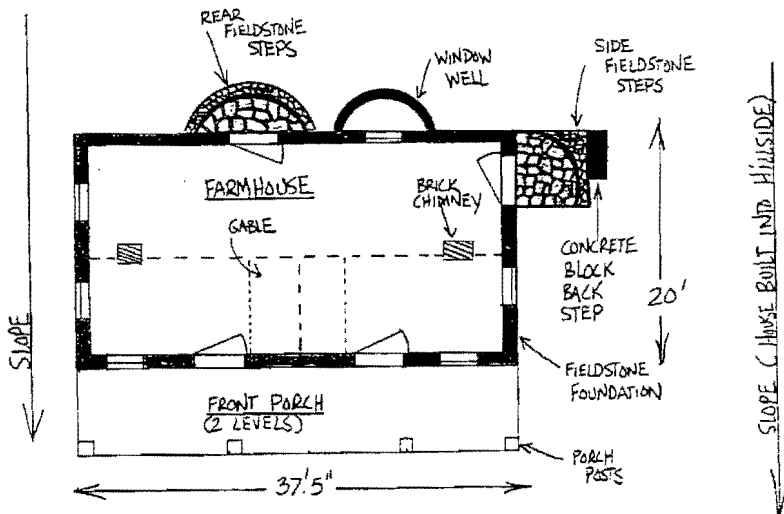


Zoning: RDT

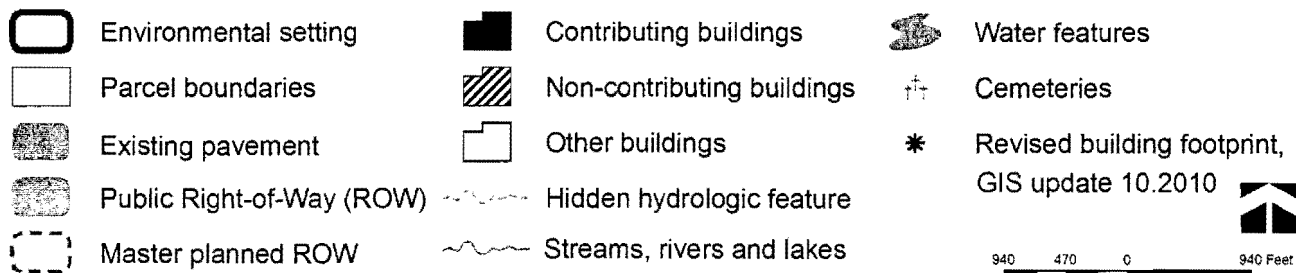
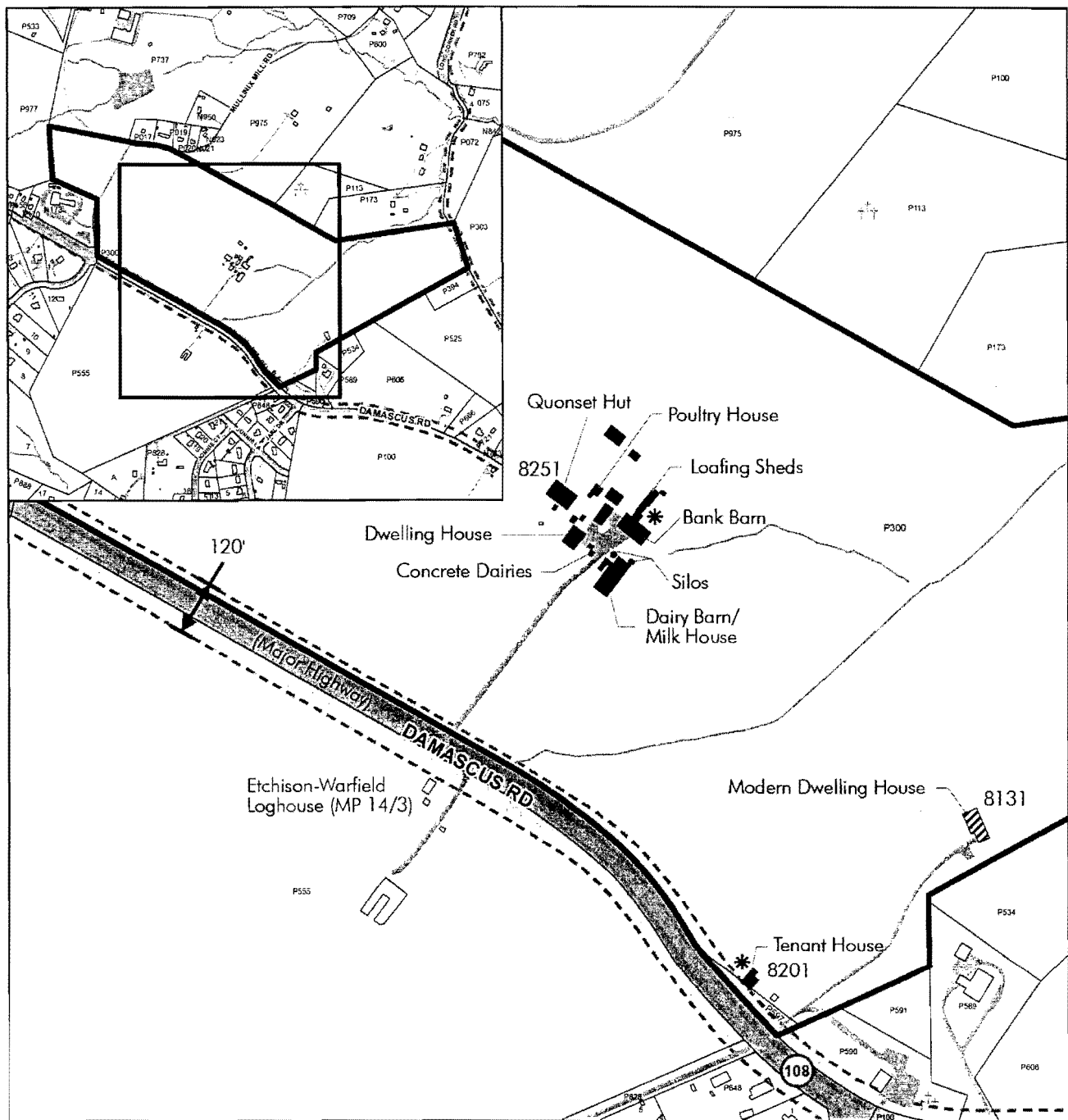
Criteria: 1a, 1d, 2a

Environmental Setting: The setting is parcel P100, 59.4 acres, within the Patuxent River State Park. The features to be preserved are the dwelling house, the spring house, the stone foundations, the tree line along the road, and the driveway approach from Hipsley Mill Road. Hipsley Mill Road is a Rustic Road. The inclusion of portions of the master planned right-of-way within the setting helps protect the resource and the road.

figure 10 Plan of Chrobot House



Charles Mazurak, Maryland Department of Natural Resources



15/73 Basil Warfield Farm, 8201, 8251, and 8131 Damascus Road

(Added to the Locational Atlas by the Planning Board)

The Warfield Farm includes an outstanding collection of residential and agricultural buildings that form one of the most complete farmsteads in the region with a high level of integrity. Set on a knoll overlooking Damascus Road, the farmstead commands a fine vantage point. Basil Warfield (1859-1931) established the farm with his wife Alice, née Mullinix, in 1893. The main dwelling house (8251 Damascus Road), sheltered in a grove of mature trees, is a fine example of a Gothic inspired center cross gable house with full width porch. A two-door tenant house (8201 Damascus Road) is highly representative of a traditional Germanic building form found in the Upper Patuxent region. Prominently located east of the house is a gambrel roof dairy barn and milk house, built by Raymond Warfield in 1930.

Contrasting concrete blocks embellish the structures. The dairy barn was expanded in 1951 with an addition of similar design. A large timberframe bank barn (1916) with vertical board siding features ornate sheet metal ventilators, and is augmented by a shed-roof corn crib. Two silos are significant features that are uncommon in the area—a terra cotta silo with dome roof and a concrete block silo. Farm buildings dating from the 1920s include two small concrete block buildings—a dairy building and a storage building—and an L-shaped poultry house with attached terra cotta block privy. A log barn located near the house was moved to a back field on the farm. All structures mentioned above are contributing resources. A modern dwelling house (8131 Damascus Road) is a non-contributing resource.



Zoning: RDT

Criteria: 1a, 1d, 2a, 2e

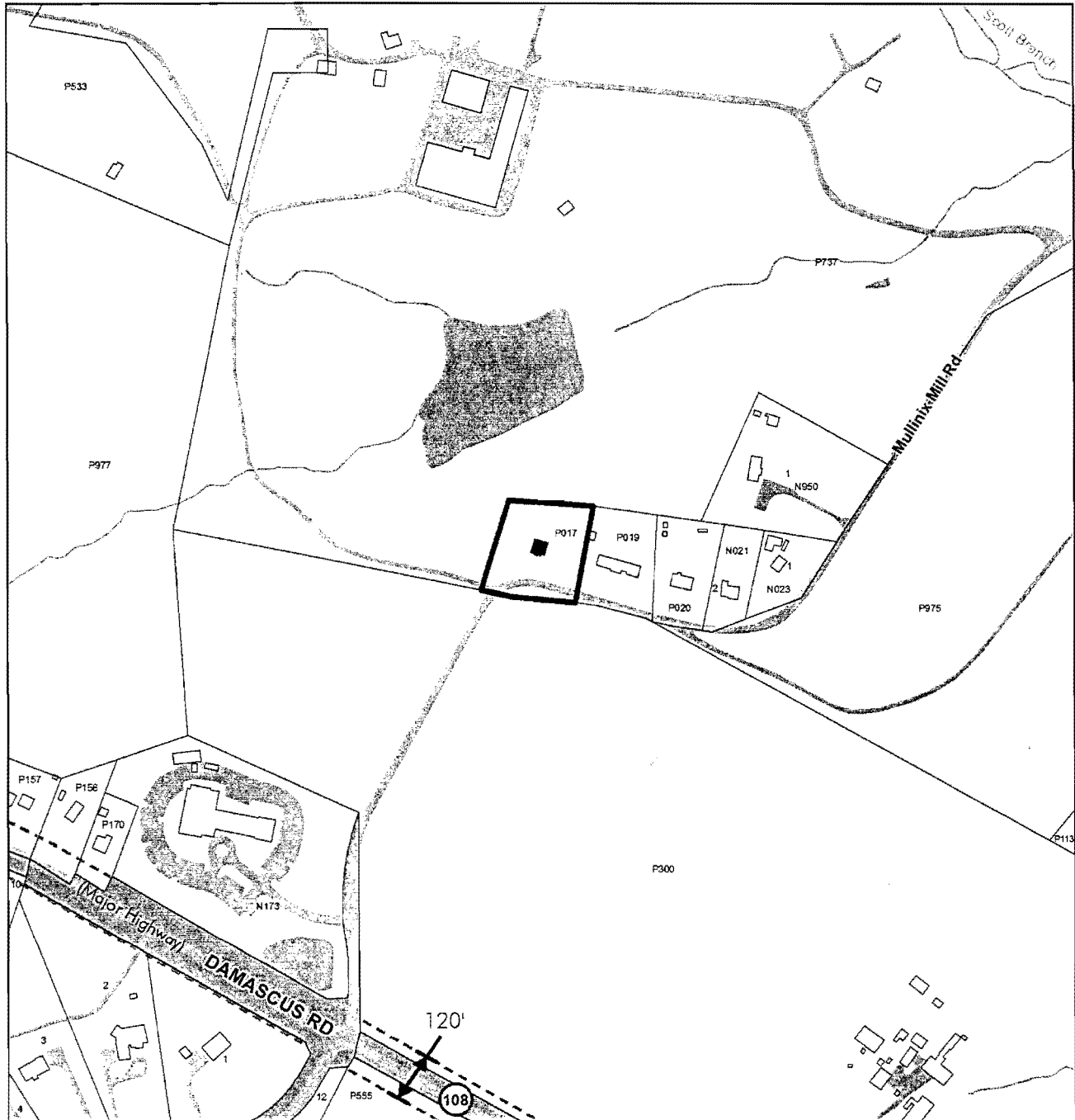
Environmental Setting: The setting is 92 acres, being parcels P300 and P597. In the event of subdivision, the features to be preserved include the farm complex and tenant house shown on the map, including all contributing structures, the historic driveway approach to the farmstead from Damascus Road, and vistas from Damascus Road. The house at 8131 Damascus Road is non-contributing. The environmental setting includes that portion of the Master Plan right-of-way that lies within the parcel.



Dairy barn, silo, bank barn



Two-door tenant house



- | | | | |
|--|---------------------------|--|---------------------------|
| | Environmental setting | | Contributing buildings |
| | Parcel boundaries | | Other buildings |
| | Existing pavement | | Hidden hydrologic feature |
| | Public Right-of-Way (ROW) | | Streams, rivers and lakes |
| | Master planned ROW | | Water features |

240 120 0 240 Feet

**15/117 Mt. Lebanon School and Site of
Mt. Lebanon Methodist Episcopal Church
26130 Mullinix Mill Road**
(Added to the Locational Atlas by the Planning Board)

The Mt. Lebanon School and the site of Mt. Lebanon Methodist Episcopal Church is architecturally, historically, and socially significant. The site was the center of community life in the Upper Patuxent area from 1822 to 1933. Both the site and the two buildings that have occupied it hold a large place in the memory and affections of local residents.

The property was the site of the first church in the Upper Patuxent—Benton's Church, founded 1822, later known as Mt. Lebanon Methodist Episcopal Church, and forerunner of today's Damascus United Methodist Church, located elsewhere. The church was likely a log structure and was later covered with horizontal wood siding. Parishioners were instrumental in getting government approval for one of the area's earliest public roads—the western portion of Mullinix Mill Road, leading from the church to Damascus Road. Union and Confederate soldiers are said to have quartered in the church and watered their horses at nearby Scotts Branch, then known as Swan Harbor. Around 1872, the church was used as a school, known as the Mt. Lebanon School. This building was demolished in 1904. The structure had been used for manual training, surely some of the area's earliest vocational classes. It was also likely the site where a new congregation, the Mt. Lebanon Methodist Protestant Church, was organized prior to construction of a new building, at 8115 Damascus Road (15/20).



The Mt. Lebanon School was built c1901. The Mt. Lebanon School building still exhibits the front-gabled form favored for non-residential architecture through the 18th, 19th, and early 20th centuries in upper Montgomery County. Similar schools once in Clagettville and Etchison are no longer standing. Many notable figures taught at Mt. Lebanon School, new and old, including John T. Baker, the first teacher (1872), who became the first principal of Damascus High School and the namesake for John T. Baker Middle School. The school was converted to residential use by about 1936, after the School Board ordered the County's one-room schools to close. Once the school closed, J.H. Mullinix transported children for a fee along Mullinix Mill Road to Damascus Road to catch the regular school bus, using a horse-drawn Dayton wagon, which was restored years later. This wagon is brought out for many Damascus celebrations. The structure is the only remaining one-room school house in the Upper Patuxent area. It has been altered by vinyl siding, new windows, and additions.

Zoning: RDT

Criteria: 1a, 1d, 2a

Environmental Setting: The setting is the one-acre lot on which the building is located (P017). The setting is not subject to reduction.

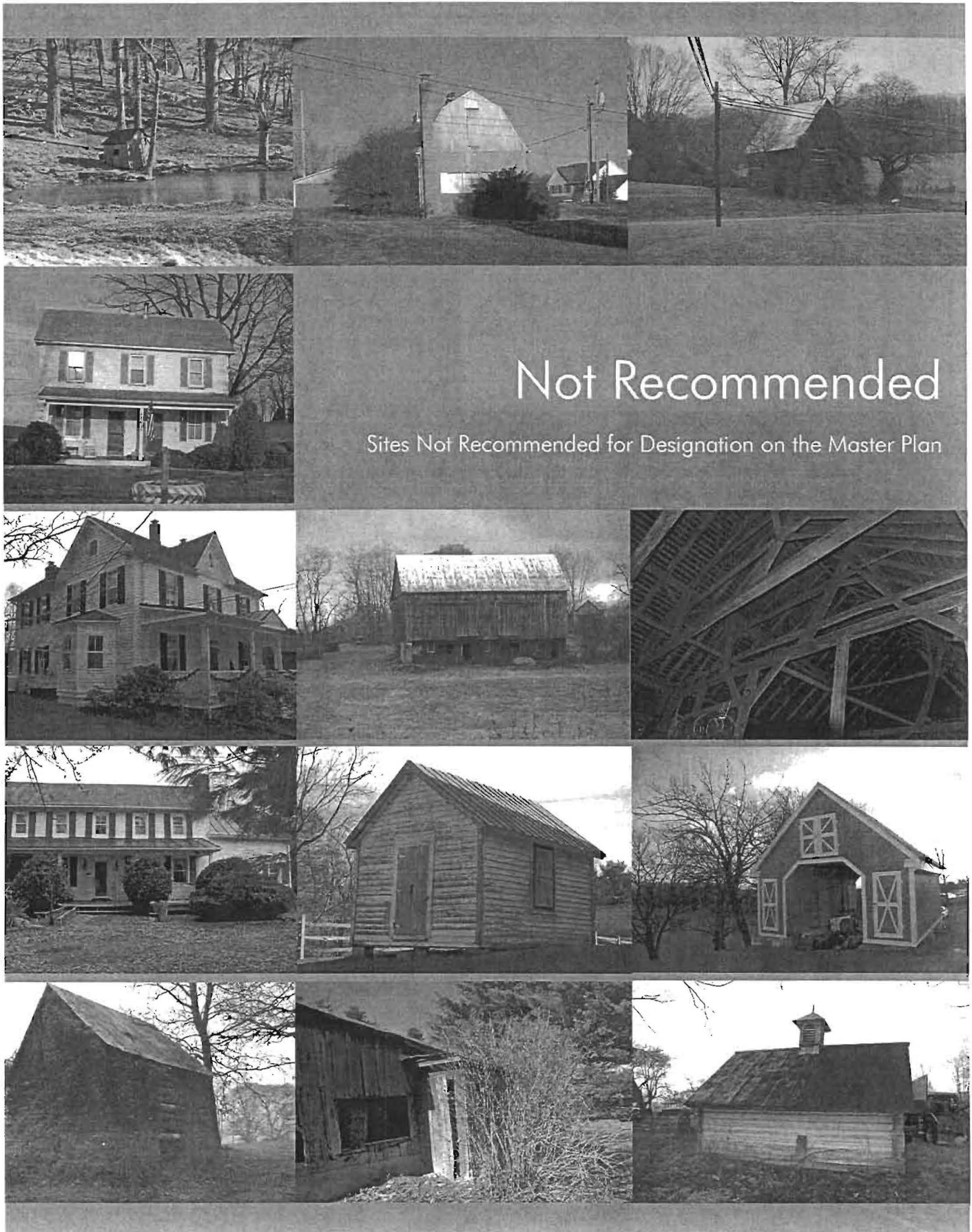


table 5 Sites Not Recommended for Designation on the Master Plan

Resource #	Historic Name	Street Address
10/3	John Moxley Farm*	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 House*	13501 Penns Shop Road
15/3	Rezin Moxley House*	3597 Medd Road
15/4	Alfred Baker House*	28901 Kemptown 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 Rd (12-00935976)
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 House*	7373 Damascus Road
15/27	Colonel Lyde Griffith/Merhle Warfield Farm*	7305, 7307 Damascus Road
15/28	Luther W. Moore Farm**	7201 Damascus Road
15/30	Log Barn Site*	24899 Halterman Road

*Removed by the Planning Board from the Locational Atlas.

**Retained by the Planning Board on the Atlas consistent with the Board's policy to keep resources on the Atlas pending Council evaluation in cases where the Planning Board and Historic Preservation Commission differ on whether to designate.

For a summary of resources, tax identification numbers, and Planning Board actions, see Table 6.

10/3 John Moxley Farm, 28800 Kemptown Road
(Removed from Locational Atlas by Planning Board)

The John Moxley Farm is a 70.9-acre farm on the east side of Kemptown Road (Rt. 80), located within 1,500 feet of the boundary of Montgomery and Frederick Counties. The property, historically part of the large tract of land known as Friendship, is primarily open fields sloping gently down from the eastern corner toward the northwestern property line. The five-bay dwelling house is believed to have been built about 1877 when Jonathan (known as John) Moxley acquired the property from his father Ezekiel Moxley, son of Ezekiel Moxley Sr. and grandson of Nehemiah Moxley.



Alterations include replacement siding, tri-part picture windows flanking the front door, and a wrap-around porch dating from the early 20th century. In the early 20th century, the property included a wormweed distillery. This part of Montgomery County was one of the few areas anywhere known for growing and processing wormweed for health-related purposes. The wormweed mill was identified separately as a historic resource and has been previously evaluated and removed from the Atlas.

The farmstead includes the dwelling house, a smoke house, concrete block front-gabled garage, gable-roofed concrete block dairy barn and attached milk house, a concrete block silo, a shed-roofed vehicle and equipment storage building. A log barn which stood when the property was originally surveyed in the 1970s does not appear to be still standing. The property included a family cemetery which was disturbed by farming operations. Loose tombstones are located on the eastern portion of the property.

Zoning: RDT

10/5 John D. Purdum House, 28814 Kemptown Road
(Removed from the Locational Atlas by the Planning Board)

The John D. Purdum House, built in the mid-19th century, is a four bay, side gable structure with a rear ell. The house is covered with artificial siding and windows have been replaced. A wraparound porch has scrolled brackets and turned posts. The house may have once had two front doors, judging by the symmetrical arrangement of the upper bays and its similarity with the region's other two-door houses of this era.



In 1852, John Purdum married Sarah Ann Baker, daughter of Methodist Protestant minister Alfred Baker and his wife, Louisa, daughter of Jacob Moxley and granddaughter of Nehemiah Moxley. The property was part of the holdings of Alfred Baker (15/4, 28811 Kemptown Road). It is believed that the couple, with their six children, lived here until the death of Sarah Purdum in 1876 and that John D. Purdum remarried and continued living here. The John D. Purdum House is situated on the Fahrney Branch, which runs northwest of the dwelling house and crosses Kemptown Road.

Zoning: RDT

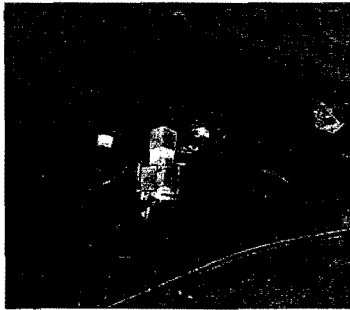
10/18 Burdette-Riddle Farm, 27100 Purdum Road
(Removed from the Locational Atlas by the Planning Board)

This resource is included at the request of the property owner. The Burdette-Riddle House was built in several sections. When first surveyed in 1974, the main section of the house was a three-bay side gable block with a lower north gable wing. A cement block rear addition was built by 1974. In more recent times, an attached garage was constructed on the northernmost gable end. This resource is said to have been the farm of Benjamin and Mary Burdette. The house has been expanded over the years. One section is believed to have been built for James William and Cassandra Elizabeth Purdum Burdette. The farm included land on the opposite side of Purdum Road. A bank barn on that land was in dilapidated condition in 1973 and is no longer standing. The property was owned in the 1970s by Frances Riddle.



c1974

Zoning: RDT



2008 pictometry, view north

12/10 James Lauman Farm, 22000 Peach Tree Road
(Removed from the Locational Atlas by the Planning Board)

The side-gable house on the James Lauman Farm has been extensively damaged by fire from a lightning strike in June 2007. A demolition permit application was filed March 2010 (Permit #532869). The windows were 6/6 sash but have mostly been removed or damaged. The structure is braced frame construction on a stone foundation and is covered by a standing seam metal roof and artificial siding dating from about the 1960s. In addition to the house, the resource includes a barrack barn, single crib log barn, a spring house, and a pump shed.



The house has a center passage plan with four-panel doors. A one-level timberframe barrack barn is three bents wide. The center bent has a dirt floor while the outer two bents have raised wood floors. A grain room with walls of beaded tongue and groove vertical boards is tucked in the corner of one of the outer bents. The roof is standing seam metal. An open shed with board and batten walls is attached to one gable end of the barrack barn. A single crib log barn has a dirt floor and partial loft. The façade of the east eaves has wide board siding, and a door with a log sill. A shed roof overhang on this façade is held up by posts. The property is owned by Anne Laney, Jim Laney, and Judith Hazen Connery. Anne and Judith's parents purchased the farm in 1950.

Zoning: RDT

**15/2 Matthew Molesworth House, Current Site:
13516 Golf Club Court, Frederick County, Original
Site: 13501 Penns Shop Road, Montgomery County**
(Removed from the Locational Atlas by the Planning Board)

This resource was moved out of Montgomery County to Frederick County. The plan of the house complex is a modified H shape. The center of the H is a log section. On one end is a five-bay side gable, with ridge perpendicular to the log core. On the other end of the H is a two-story Victorian Vernacular block with center cross gable front façade and polygonal gable end bay. The structure includes a variety of other additions and extensions of more recent vintage.



Matthew Molesworth acquired the 104-acre property in 1866 from Benjamin and Ruth Todd. The farmstead was located on part of the tract known as Warfield and Snowden. Molesworth was already living on the property, according to the Martenet and Bond map. The resource also appears on the Hopkins 1878 map as the property of Matthew Molesworth. The Molesworth family owned the property until 1958. The property included a large barn and older farm buildings, which appear to be no longer standing. In 1986, the property was conveyed to Frall Developers for over \$1 million. In 1989, the house was in dilapidated condition and the porch in disrepair. The Planning Board approved construction of a golf course in 1991. Plans called for converting the farmhouse into a clubhouse, or removing it. The house was moved about 1994 to 13516 Golf Club Court, Mt. Airy, Frederick County. In 1995, the 108-acre property was acquired by Montgomery County and it became part of the Rattlewood Golf Course.

Zoning: Original Site: RDT

15/3 Rezin Moxley House, 3597 Medd Avenue, Mt. Airy
(Removed from the Locational Atlas by the Planning Board)

The resource incorrectly known as the Rezin Moxley House is a 6.04 acre property that straddles Montgomery and Frederick Counties. The property has a Mt. Airy mailing address and a Montgomery County tax identification number. It is accessed from Medd Avenue, in Frederick County. The Frederick County portion contains a gambrel-roofed barn and a center cross gable dwelling that has been extensively expanded with side and rear additions. The Montgomery County portion contains a milk house and another gambrel-roofed barn, open fields that slope gently to the east, and a segment of the Fahrney Branch.



The property is the remainder of a larger farm once owned by Jacob Moxley, one of the sons of Nehemiah Moxley of Anne Arundel, who participated in the burning of the Peggy Stewart brigantine and its contraband tea in Annapolis in 1774. Nehemiah purchased land in upper northeastern Montgomery County for three of his sons, William, Ezekiel, and Jacob, and their descendants populate the Clagetsville area to this day. The 6.04-acre property is currently owned by a fifth-generation descendant of Jacob, Roger Buxton.

Jacob's farm was passed down to his son Risdon or Risdén, and the "R. Moxley" house is shown in on the 1865 Martenet and Bond Map of Montgomery County. The house is incorrectly shown on the G. Hopkins Map of 1879 of Montgomery County as "Rezin Moxley." The R. Moxley house was probably the log house that Jacob built around 1795 or 1800. Family historian, Allie May Moxley Buxton, notes that Risden lived in this log house. She also notes that the log house was still in use in 1916, but that by 1940, the log house had become unusable and vacant. It is unlikely that the existing dwelling, clearly in Frederick County, is the R. Moxley house, which older maps show to be clearly in Montgomery County near the Fahrney Branch. The existing center cross gable dwelling was probably built in the late 19th or early 20th century by the Risden's daughter, Louisa, and her husband, Basil F. Buxton, or by their son, Basil Walter Buxton, who inherited the property in 1928. Basil Walter Buxton may also have built the 1920's era gambrel-roof dairy barns. His son, Roscoe Buxton, brother of the current owner, was born in the log house in 1916.

Zoning: RDT

15/4 Alfred Baker House, 28901 Kemptown Road
(Removed from the Locational Atlas by the Planning Board)

This resource was the home and farm of Alfred Baker (1812-1885), an early Methodist Protestant minister and farmer in the area now known as Clagettsville. The Methodist Protestant Church was founded in Baltimore in 1830 as an offshoot of the Methodist Episcopal Church, which was founded in 1784. Many events significant to the spread of Methodism in America occurred in Maryland, and Maryland became the stronghold of the Methodist Protestant Church. Alfred Baker was one of the original subscribers (financial contributors) of an early Methodist Protestant church—the Providence Methodist Protestant Church in Kemptown, Maryland, located just north of the Montgomery County border. Many upper Montgomery County families became subscribers of this church, a log meeting house built in 1836. By 1840, Alfred Baker had become a Methodist Protestant minister.



Alfred Baker married first in 1832 to Louisa Moxley, daughter of Jacob Moxley and granddaughter of Nehemiah Moxley. The earliest part of the house is believed to date from c1843-50. The property or a portion of it may have been conveyed to Alfred through Louisa's brothers, Reuben, Stephen, and Riden Moxley. Until his death in 1885, Alfred Baker lived here, operating a farm as well as preaching the gospel. He outlived his only child (a daughter) and two wives, and was buried by a third. The house may have expanded with Alfred Baker's later marriages in 1872 and 1879 or after 1888, when an equity case was settled that resolved his estate. Baker held many appointments as a traveling minister or circuit rider and served in the Concord, Pennsylvania circuit as well as in the Baltimore, Patuxent, Frederick, Montgomery, Howard, and Jefferson circuits. He was one of three known ministers of Brown's Chapel, probably serving and preaching there during the divisive Civil War years. Brown's Chapel was the first church located in the Clagettsville area of Montgomery County and was the predecessor church of Montgomery Methodist Protestant Chapel and the current Montgomery United Methodist Church. Baker's life is illustrative of the early Methodist Protestant circuit riders, who traveled widely and left their wives to run the farms while they were gone. Alfred Baker's long tenure of service and preaching undoubtedly helped to both cement the foundations of the Methodist Protestant Church in Maryland and establish him as one of the major citizens in his upper Montgomery County community.

The resource includes a dairy with projecting front gable roof, a modern barn, a 1920s garage, and loafing shed.

Zoning: RDT

15/6 Becraft Farm, 28500 Ridge Road

(Removed from the Locational Atlas by the Planning Board)

When surveyed in 1973, the Becraft Farm included a two-story log dwelling house and a prominent bank barn. Neither of these structures is now standing. A recently constructed house stands on the foundations of the original. The walls of the bank barn foundation stand south of the house along the entrance drive. Still standing is a corn crib resting on stone piers, and a small front gable structure north of the bank barn foundation. The farm was owned by the Becraft family from 1855 to 1966.

Zoning: RDT



Log house, no longer standing



Bank barn, right, no longer standing

15/7 Brown's Tobacco House, 28601 Ridge Road

(Removed from Locational Atlas by the Planning Board)

This resource was owned by Edward I. and P. B. Brown in the 20th century. The log tobacco house was still standing in recent years, but was dismantled by 2007. Tobacco houses of this type were built throughout the 19th century in Montgomery County, and possibly even into the early 20th century. Farmers in the Damascus area continued to grow tobacco well into the 20th century. Log tobacco houses were used almost exclusively in Montgomery for the curing of tobacco leaves. With stone chinking laid in a herringbone pattern and interior crosspoles, the tobacco house was typical of those found throughout the up-County area. The crosspoles were used for curing the tobacco leaves.



Historic maps indicate Henry Young living in this vicinity by 1865, and continued to live here in 1878. Still extant is a small frame gable roof structure that may have been an ice house. The structure is ventilated by a frame louvered cupola with delicate, Greek Revival-style detailing.

Zoning: RDT



Michael Dwyer, 1973

15/9 Captain Clagett-Hilton Farm, 28055 Ridge Road
(Removed from the Locational Atlas by the Planning Board)

William Clagett acquired this property in 1860 from the Moxley family of Friendship (10/1). Clagett built a store and house at 28001 Ridge Road c1874, donated land for a school near the lot at 28041 Ridge Road in 1884, and it is for him that Clagettsville was named. His house, a center cross gable structure with patterned shingles and diamond-shaped window was once representative of area houses dating from the late 1800s. The farmstead's integrity has been severely compromised by alterations to the historic house and other historic structures. The historic house has been expanded with several incompatible additions, and altered with replacement windows and modification of the front cornice. The complex includes a bank barn and dairy barn. Numerous modern buildings, including mobile homes, metal sheds, and contemporary dwellings have been constructed in and around the farmstead.



Zoning: RDT

15/12 Thompson-Woodfield Farm, 27211 and 27217 Long Corner Road
(Removed from the Locational Atlas by the Planning Board)

The Thompson-Woodfield Farm included a bank barn and center cross gable house when it was surveyed in 1973. The house has been disfigured with the loss of the center gable and removal of the front porch. Other alterations include replacement windows and artificial siding. The bank barn is no longer standing.



The farm was apparently owned by James Thompson by 1878 who had a residence located further east, closer to the Patuxent River, according to the Hopkins map. The existing dwelling, built closer to Long Corner Road, has a building form and style more typical of the c1900 era. Albert W. and Virginia D. Woodfield acquired the property in 1951 from Stinson and Annie Hilton. Albert W. Woodfield, Jr., et al have owned the property since 2000.

Zoning: RDT



Michael Dwyer, 1974

15/14 Mullinix Store Site, Mullinix Mill Road, near the Patuxent River (Tax Account Number 12-00935976)
(Removed from the Locational Atlas by the Planning Board)

The Mullinix Store building was destroyed by fire in 2000. The two-story structure had a front gable entrance, shed roof porch, and shed roof side addition. Used for a store and post office around 1900, the Mullinix Store was a center of activity for local residents. Nearby were cider, saw, and grist mills, built by 1878, and all operated by members of the Mullinix family. The store closed in the early 1930s. The site, located near the Patuxent River, is owned by the State of Maryland's Department of Natural Resources.

Zoning: RDT



Michael Dwyer, 1973

15/19 Warthan-Day Farm, 8711 Damascus Road
(Removed from the Locational Atlas by the Planning Board)

The farm was originally owned by Nathan Warthan. Under the Day ownership, in the 20th century, the farm was a dairy operation featuring prize-winning cows. The property includes a bank barn, milk house, terra cotta silo (missing its roof), and concrete stave silo. The dwelling house had a log section that was torn off in the early 1900s when a frame addition was built. The house has had many alterations over the years.

Zoning: RDT

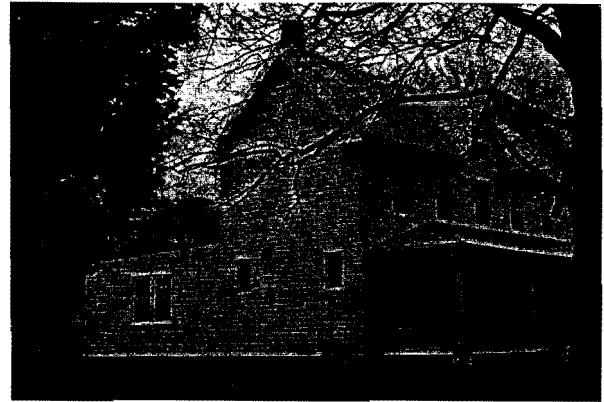


Bank barn, silos

15/21 John O. Etchison House (formerly Madison Etchison House), 25611 Long Corner Road
(Removed from the Locational Atlas by the Planning Board)

The John O. Etchison House is a five-bay frame farmhouse, likely built about 1882. John Osborne Etchison established a farm after acquiring 74 acres of land from his father, Madison Etchison, and others. The house has been altered with artificial siding, replacement windows, and rear and side additions and enclosures. The farm is in the vicinity of the Bootjack community, named for the distinctive shape of the road intersection.

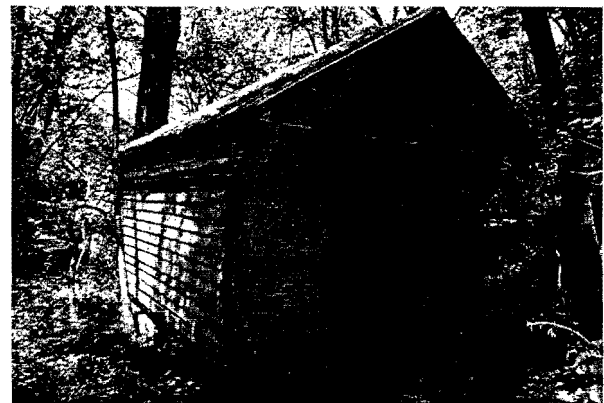
Zoning: RDT



15/24 Wilson Warfield Farm, 26725 Annapolis Rock Road
(Removed from the Locational Atlas by the Planning Board)

This resource is within Patuxent River State Park and includes two sites. Wilson Warfield Site 1 is a complex of buildings about 1.5 miles from Annapolis Rock Road along a private drive. A large barrack barn has vertical board siding and standing seam metal roof. Other structures include a garage or equipment building and several poultry houses or sheds. Standing near the house site is a springhouse or dairy with projecting front gable roof.

Wilson Warfield Site 2 is more remote and is located approximately one-half mile closer to the Patuxent River. This site consists of an abandoned two-door house in deteriorated condition. A smaller structure, likely a summer kitchen, is located nearby.



Springhouse/dairy, Site 1

Zoning: RDT



Barrack barn, Site 1



Front façade of two-door house with collapsed front porch, Site 2



Summer kitchen, Site 2

15/26 Fred Watkins House, 7373 Damascus Road
(Removed from the Locational Atlas by the Planning Board)

When first surveyed in the early 1970s, this resource included a dwelling house and a bank barn. The bank barn is no longer standing. The residence has been renovated and has replacement windows and a large rear addition. The five-bay structure has center cross gable roof and full width porch and likely dates from about 1900. The house has a box cornice with gable returns. The windows were 2/2 with narrow shutters. Windows are graduated with those on the first level taller than those on the second level. The house was covered with clapboard siding rather than the more commonly found German or lap siding. The property belonged to Fred Watkins in the early 1970s.



Zoning: RDT

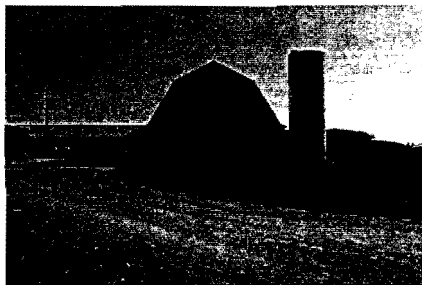
15/27 Colonel Lyde Griffith/Merhle Warfield Farm, 7305 and 7307 Damascus Road
(Removed from the Locational Atlas by the Planning Board)

The Colonel Lyde Griffith Farm is associated with an influential citizen and early settler of the Etchison area. Colonel Lyde Griffith (1774-1832) was a County Commissioner, served in the 44th Regiment (Montgomery County) in the War of 1812, and was the grandson of patriot Henry Griffith. Col. Griffith also patented the 1,196 acre tract known as Griffithsburg, from which this farm comes. The farm is the site of the Griffith family cemetery, including the grave of Col. Lyde Griffith (headstones no longer visible). Chrome mines were operated on or near the farm from c1837 to at least 1865. These mines were associated with the leading American chrome mining and processing entrepreneur, Isaac Tyson Jr., who operated the Tysons Chrome mines on or near the resource by the 1860s. Tyson helped create the American chrome industry by establishing numerous mines in Maryland and Pennsylvania and opening America's first chrome processing plant (in Baltimore).



The farm also contains a three-bay, log and frame dwelling house (now covered with vinyl siding), representative of 19th century vernacular architecture in Montgomery County. The date of the farmhouse is uncertain. However, it may date to the period between 1797, Griffith's first marriage to Anne Poole Dorsey, and 1809, when he married his second wife, Amelia Wayman. The substantial dairy barn on the property is representative of 20th century dairy farming practices and construction techniques. Merhle Warfield constructed the concrete block dairy barn in 1930, with additions in 1937 and 1957. The farm is one of the last five operating dairy farms in the county.

Zoning: RDT

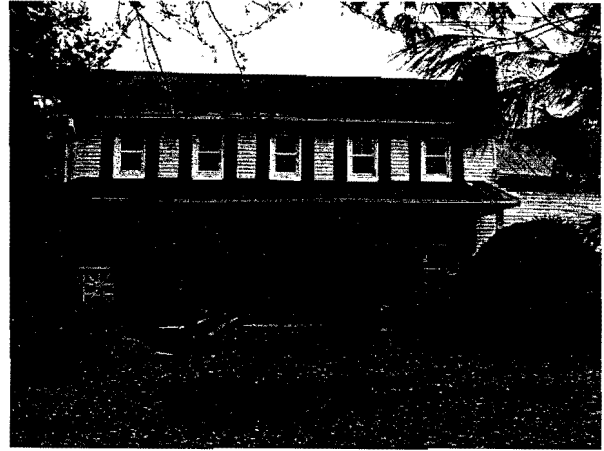


Dairybarn and silo

15/28 Luther Moore Farm, 7201 Damascus Road

(Retained by the Planning Board on the Atlas consistent with the Board's policy to keep resources on the Atlas pending Council evaluation in cases where the Planning Board and Historic Preservation Commission differ on whether to designate)

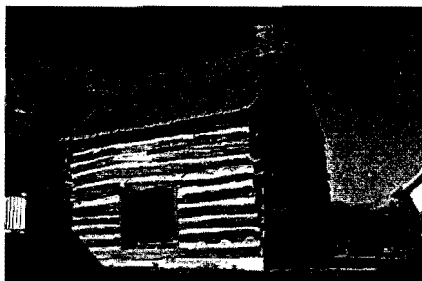
The Planning Board recommends against designation of this resource. The Luther Moore Farm consists of a 19th century vernacular dwelling house and a stable and equipment shed of modern construction. When first evaluated and recommended for designation by the Historic Preservation Commission and staff, the farm also included two structures that stood behind the dwelling: a 19th century frame domestic outbuilding (summer kitchen or dairy house) and a rare log tobacco house that had been altered by the addition of a chimney and concrete floor and removal of the cross poles.



The owner subsequently noted that she removed the two structures in October 2010 for safety reasons because they had been damaged by storms that summer. The dwelling house, with an original section (the southeast block) dating from around 1847 and the main section dating from between 1912 and 1918, is representative of vernacular architecture in the Upper Patuxent from the mid 1800s to early 1900s. Its original section may be one of the oldest dwellings in the Upper Patuxent, and its first floor interior includes extremely wide floorboards, a box staircase, and large exposed overhead beams. Its early 20th century section typifies the five-bay side-gabled dwelling that became popular in the late 1880s in the Upper Patuxent. Nevertheless, the dwelling house has insufficient integrity to warrant designation of the farm without its tobacco barn and domestic outbuilding. The dwelling was moved back several hundred feet from its original location along the road and has vinyl siding, replacement windows, replacement doors, a shed roof addition along the rear façade, and a two-car basement garage underneath the southern portion of the house. The mud and stone chimney was replaced by a brick chimney.

The property originally was a 108-acre tobacco farm. Henry Moore first acquired the land from Frederick Gaither in 1842, part of tracts known as Resurvey on Hartley's Lot and Griffithsburg. His son, Luther W. Moore is believed to have built the original section of the house; Henry's grandson, Luther J. Moore built the later main section.

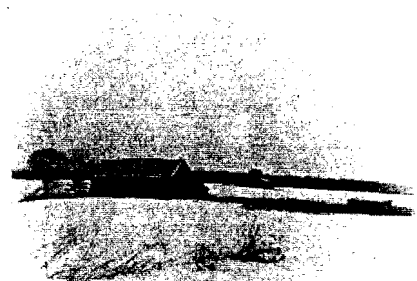
Zoning: RDT



Tobacco house, demolished October 2010



Domestic outbuilding, demolished October 2010



Luther Moore Farm, view from Damascus Road, 1970. The double crib barn (foreground) and log tobacco house (background) are no longer standing. Source: Steven Hawkins

**15/30 Log Barn Site, 24899 Halterman Road,
moved to 19816 River Road, Poolesville**
(Removed from the Locational Atlas by the Planning Board)

This log barn (perhaps a tobacco house) was moved (by 1997) from its original site on Halterman Road. It now serves as an addition to the Quarry Master's House (17/54), Seneca Creek State Park. The curator dismantled the structure and reconstructed it in its current location. The barn had lost its roof. In its new location, the resource was fitted with a new roof that protects it from the elements.

Zoning: Original Site: RDT
Current Site: RDT



*Barn moved to Quarry Master's House,
19816 River Road*



table 6 Summary of Resources, Tax Account Numbers, and Planning Board Actions

The Planning Board's actions on the Master Plan of Historic Places are advisory only. Their actions on the Locational Atlas are final. Dates of action were November 4, December 13, and February 10 of 2010.

Sites

Resource No.	Resource Name	Address	Tax Account Number	Planning Board Actions
10/01	Friendship	28110 Ridge Road	12-00937190	Designate
10/03	John Moxley Farm	28800 Kemptown Road	12-0093792	Do not designate Removed from Locational Atlas
10/05	John D. Purdum House	28814 Kemptown Road	12-00937508	Do not designate Removed from Locational Atlas
10/18	Burdette-Riddle Farm	27100 Purdum Road	12-00939837	Do not designate Removed from Locational Atlas
12/10	James Lauman Farm	22000 Peach Tree Rd	12-00916302	Do not designate Removed from Locational Atlas
15/01	Parr's Spring	4704 Old National Pike	13-002061/U-81018	Designate
15/02	Matthew Molesworth House	13501 Penns Shop Rd (moved to 13516 Golf Club Court, Frederick County)	12-00938638 09-295097	Do not designate Removed from Locational Atlas
15/03	Rezin Moxley House	3597 Medd Ave	12-00925795	Do not designate Removed from Locational Atlas
15/04	Alfred Baker House	28901 Kemptown Rd	12-00923364	Do not designate Removed from Locational Atlas
15/05	Molesworth-Burdette Farm	28600 Ridge Rd	12-00923967	Designate
15/06	Becraft Farm	28500 Ridge Rd	12-01613937	Do not designate Removed from Locational Atlas
15/07	Brown's Tobacco House	28601 Ridge Rd	12-00923717	Do not designate Removed from Locational Atlas
15/08-1 (map 2, #14)	Montgomery Chapel Methodist Protestant Church and Cemetery ¹	28201 Kemptown Rd -- Ridge Rd -- Ridge Rd	12-01876507 (P922) 12-00936685 (P915) 12-00936982 (P867)	Not evaluated as a site Recommended for inclusion in Clagettville Historic District)
15/08-2 (map 2, #15)	Ira Moxley/Harvey Moxley House ¹	28318 Kemptown Rd	12-00927247	Not evaluated as a site (Recommended for inclusion in Clagettville Historic District)

¹ Historic resource that was considered by the Historic Preservation Commission first for inclusion in a historic district and then for designation as a site.

Sites, continued

Resource No.	Resource Name	Address	Tax Account Number	Planning Board Actions
15/08-3 (map 2, #16)	Robert B. and Susan Moxley House ¹	28322 Kemptown Rd	12-00937348	Not evaluated as a site (Recommended for inclusion in Clagettsville Historic District)
15/08-4 (map 2, #17)	Lewis and Laura Easton House ¹	28408 Kemptown Rd	12-00928787	Not evaluated as a site (Recommended for inclusion in Clagettsville Historic District)
15/08-5 (map 2, #18)	Ottie and Tressie Moxley House ¹	28411 Kemptown Rd	12-01884688	Not evaluated as a site (Recommended for inclusion in Clagettsville Historic District)
15/08-6 (map 2, #19)	Ollie and Lelia Moxley Farm ¹	28515 Kemptown Rd	12-00937304	Not evaluated as a site (Not recommended for inclusion in Clagettsville Historic District, removed from Locational Atlas)
15/09	Capt. Clagett-Hilton Farm	28055 Ridge Rd	12-00931661	Do not designate Removed from Locational Atlas
15/12	Thompson-Woodfield Farm	27211 Long Corner Rd 27217 Long Corner Rd	12-00944300 12-00944297	Do not designate Removed from Locational Atlas
15/13	Shipley-Mullinix Farm	27001 Long Corner Road Unknown	12-00937510	Designate
15/14	Mullinix Store Site	Mullinix Mill Rd near Patuxent River	12-00935976	Do not designate Removed from Locational Atlas
15/16	Clagett-Brandenburg Farm	26360 Mullinix Mill Rd and Tobacco House	12-00924585	Designate
15/17	Sarah Brandenburg Farm	26301 Mullinix Mill Rd	12-00010180	Designate
15/19	Warthan-Day Farm	8711 Damascus Rd	12-00927420	Do not designate Removed from Locational Atlas
15/20	Mt. Lebanon Methodist Protestant Church and Cemetery	8115 Damascus Rd	12-00006405	Designate

¹Historic resource that was considered by the Historic Preservation Commission first for inclusion in a historic district and then for designation as a site.

Sites, continued

Resource No.	Resource Name	Address	Tax Account Number	Planning Board Actions
15/21	John O. Etchison House	25611 Long Corner Road	12-03578743	Do not designate Removed from Locational Atlas
15/24	Wilson Warfield Farm	26725 Mullinix Mill Rd	12-00009330	Do not designate Removed from Locational Atlas
15/26	Fred Watkins House	7373 Damascus Rd	01-02518631	Do not designate Removed from Locational Atlas
15/27	Col. Lyde Griffith/Merhle Warfield Farm	7305 Damascus Rd 7307 Damascus Rd	01-00010362	Do not designate Removed from Locational Atlas
15/28	Luther W. Moore Farm	7201 Damascus Rd	01-01724548	Do not designate Retained on Atlas
15/29-1	Mt. Tabor Methodist Episcopal Church and Cemetery ¹	24101 Laytonsville Rd	01-00006393	Not evaluated as an individual site (Not recommended for inclusion in Clagettville Historic District, removed from Locational Atlas)
15/30	Log barn site	24899 Halterman Rd	01-009636	Do not designate Removed from Locational Atlas
15/71	Chrobot House (Margaret Price House) ²	24724 Hipsley Mill Rd	01-00009374	Designate Added to Locational Atlas
15/73	Basil Warfield Farm ²	8201 Damascus Rd 8251 Damascus Rd 8131 Damascus Rd 8251 Damascus Rd	01-0010395 (three dwellings including tenant house at 8201) 01-00010407 (front yard for tenant house at 8201)	Designate Added to Locational Atlas
15/117	Mt. Lebanon School/site of Mt. Lebanon Methodist Episcopal Church ²	26130 Mullinix Mill Rd	12-00938503	Designate Added to Locational Atlas

¹ Historic resource that was considered by the Historic Preservation Commission first for inclusion in a historic district and then for designation as a site.

² Historic resource that was not on the original 1976 *Locational Atlas and Index of Historic Sites in Montgomery County Maryland*.

Districts

15/8 Clagettville Historic District – Evaluated Parcels

(The Planning Board recommends 34 out of 44 parcels for designation and that design guidelines for these parcels be taken up with the County Council, and removed 10 parcels from the Locational Atlas.)

Major Building, Structure, or Feature on Parcel	Address	Tax Account Number	Planning Board Actions ¹
Farmland and driveway associated with 10/1 Friendship	28130 Kemptown Rd	12-00937188	Do not include in District Removed from Locational Atlas
Montgomery Chapel Methodist Protestant Church and Cemetery (see also 15/08-1) ¹	28201 Kemptown Rd -- Ridge Road -- Ridge Road	12-01876507 (P922) 12-00936685 (P915) 12-00936982 (P867)	Include in District (and not evaluated as a site) Contributing to District
Farmland	28218 Kemptown Rd	12-01628563	Do not include in District Removed from Locational Atlas
William and Ilda Moxley House	28230 Kemptown Rd	12-00937350	Do not include in District Removed from Locational Atlas
Edmund Rhodes and Joyce Warfield-Rhodes House	28235 Kemptown Rd	12-00939713	Include in District Non-contributing to District
Church parsonage	28241 Kemptown Rd	12-00936993	Include in District Contributing to District
Winfred Perkinson House	28305 Kemptown Rd	12-00923694	Include in District Contributing to District
Harvey W. Moxley House	28309 Kemptown Rd	12-00925818	Include in District Contributing to District
William and Agnes Haines House	28310 Kemptown Rd	12-00925740	Include in District Contributing to District
Empty lot (Darnes Acres Subdivision)	28313 Kemptown Rd	12-00927987	Include in District Non-contributing to District
Harvey W. Moxley Store	28314 Kemptown Rd	12-00934540	Include in District
Dwelling (Darnes Acres Subdivision)	28315 Kemptown Rd	12-00927998	Include in District Non-contributing to District
Dwelling (Darnes Acres Subdivision)	28317 Kemptown Rd	12-00934551	Include in District Non-contributing to District
Ira D. Moxley/Harvey Moxley House (see also 15/08-2) ¹	28318 Kemptown Rd	12-00927247	Include in District (and not evaluated as a site) Contributing to District

¹ Historic resource that was considered by the Historic Preservation Commission first for inclusion in a historic district and then for designation as a site.

² Refers to tax parcels. Include in District means that the tax parcel has been evaluated and recommended for inclusion in the district. Do not include in District means that parcel has been evaluated and not recommended for inclusion. Contributing to District means that the parcel contains known buildings, structures, or features that contribute to the district's architectural and historical significance. Non-contributing to District means the parcel does not contain known buildings, structures, or features that contribute to the district's architectural and historical significance.

Districts, continued

Major Building, Structure, or Feature on Parcel	Address	Tax Account Number	Planning Board Actions ²
Dwelling (Darnes Acres Subdivision)	28319 Kemptown Rd	12-00929031	Include in District Non-contributing to District
Dwelling (Darnes Acres Subdivision)	28321 Kemptown Rd	12-00923295	Include in District Non-contributing to District
Robert B. and Susan Moxley House (see also 15/08-3) ¹	28322 Kemptown Rd	12-00937348	Include in District (and not evaluated as a site) Contributing to District
William Whitman House (Darnes Acres Subdivision)	28323 Kemptown Rd	12-00928878	Include in District Non-contributing to District
Robert (Jake) and Orida Moxley House	28332 Kemptown Rd	12-01901762	Include in District Contributing to District
Bowersox House (Darnes Acres Subdivision)	28403 Kemptown Rd	12-00924200	Include in District Non-contributing to District
John Burdette House	28404 Kemptown Rd	12-00928606	Include in District Contributing to District
Evelyn Humerick House (Darnes Acres Subdivision)	28405 Kemptown Rd	12-00932084	Include in District Non-contributing to District
Small modern outbuilding	28406 Kemptown Rd	12-00922611	Include in District Non-contributing to District
Dwelling	28407 Kemptown Rd	12-00935271	Include in District Non-contributing to District
Lewis and Laura Easton House (see also 15/08-4) ¹	28408 Kemptown Rd	Part of 12-00928787	Include in District (and not evaluated as a site) Contributing to District
Dwelling	28409 Kemptown Rd	12-00933204	Include in District Non-contributing to District
Ottie and Tressie Moxley House (see also 15/08-5) ¹	28411 Kemptown Rd	12-01884688	Include in District (and not evaluated as a site) Contributing to District
Esworthy-Allnut House	28412 Kemptown Rd	12-00922713	Include in District Contributing to District
William B. Moxley Store	28416 Kemptown Rd	12-00929474	Include in District Contributing to District
Dwelling	28419 Kemptown Rd	12-00933170	Include in District Contributing to District

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Districts, continued

Major Building, Structure, or Feature on Parcel	Address	Tax Account Number	Planning Board Actions ³
Albert W. Baker/William and Minnie Moxley House	28420 Kemptown Rd	12-00929417	Include in District Contributing to District
Kaetzel House	28500 Kemptown Rd	12-00932701	Do not include in District Removed from Locational Atlas
Farmland	28505 Kemptown Rd	Part of 12-00929510	Do not include in District Removed from Locational Atlas
Millie Moxley and Fuller Phebus House	28510 Kemptown Rd	12-00938811	Do not include in District Removed from Locational Atlas
John Seipp House	28514 Kemptown Rd	12-00940517	Do not include in District
Ollie and Lelia Moxley Farm (see also 15/08-6) ¹	28515 Kemptown Rd	12-00937304	Do not include in District Removed from Locational Atlas
William Alfred Smith House	28520 Kemptown Rd	12-00933831	Do not include in District Removed from Locational Atlas
Isaac Moxley Farm Building	9915 Moxley Rd	12-00942788	Do not include in District Removed from Locational Atlas
John H. Clagett House	28001 Ridge Rd	Part of 12-00925807	Include in District Contributing to District
William C. Clagett House	28015 Ridge Rd	12-00931023	Include in District Contributing to District
Samuel D. Warfield House	28020 Ridge Rd	Part of 12-03673817 (New tax ID as of Plat No. 241221 "Damascus Ridge" received by Circuit Ct 9.2.2010)	Include in District Contributing to District
Warfield-Moxley Service Station	28030 Ridge Rd	12-00943098	Include in District Contributing to District

15/29 Etchison Historic District – Evaluated Parcels

(The Planning Board recommends 5 of 18 parcels for designation, and removed 13 parcels from the Locational Atlas.)

Major Building, Structure, or Feature on Parcel	Address	Tax Account Number	Planning Board Actions ³
Walter and Ida Allnutt House	6920 Damascus Rd	01-00000157 (Parcel P909)	Include in District Contributing to District
Nettie Hawkins Store (Etchison Store)	7000 Damascus Rd	01-00002486 (Parcel P805)	Include in District Contributing to District
Etchison-Hawkins House	7004 Damascus Rd		
Hawkins Feed Store	24230 Laytonville Rd		

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15/29 Etchison Historic District – Evaluated Parcels continued

Major Building, Structure, or Feature on Parcel	Address	Tax Account Number	Planning Board Actions ³
Thomas F. Hawkins House	7010 Damascus Rd	01-00000501 (Parcel P707)	Include in District Contributing to District
Mt. Tabor Methodist Episcopal Church-Cemetery (see also 15/29-1) ¹	24101 Laytonsville Rd	01-00006393	Do not include in District (and not evaluated as a site) Removed from Locational Atlas
Claudia and Luther Howard House	24110 Laytonsville Rd	01-00004372	Do not include in District Removed from Locational Atlas
J. Ernest and Ruth Hawkins House	24114 Laytonsville Rd	01-00003914	Do not include in District Removed from Locational Atlas
Church parsonage	24115 Laytonsville Rd	01-00006770	Do not include in District Removed from Locational Atlas
Bogley House	24118 Laytonsville Rd	01-00000716	Do not include in District Removed from Locational Atlas
E. Dorsey Hawkins House	24119 Laytonsville Rd	01-00005764	Do not include in District Removed from Locational Atlas
Street frontage	24124 Laytonsville Rd	Part of 01-02674452	Do not include in District Removed from Locational Atlas
Marshall House	24125 Laytonsville Rd	01-0172847	Do not include in District Removed from Locational Atlas
Street frontage	24130 Laytonsville Rd	01-02674441	Do not include in District Removed from Locational Atlas
Gertrude Bowman and Norman Weber House	24200 Laytonsville Rd	01-00004428	Do not include in District Removed from Locational Atlas
James and Willie B. Gue House	24201 Laytonsville Rd	01-00004406	Do not include in District Removed from Locational Atlas
Tom and Jane King House	24210 Laytonsville Rd	01-00005104	Do not include in District Removed from Locational Atlas
Virginia Weber and R. Washington Bowman House	24211 Laytonsville Rd	01-00003663	Do not include in District Removed from Locational Atlas
Hipsley-Hawkins House	24220 Laytonsville Rd	01-00003253 (Parcel P817)	Include in District Contributing to District
William and Pearl Moore House	24221 Laytonsville Rd	01-00007160 (Parcel P802)	Include in District Contributing to District

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elected and appointed officials

county council

Valerie Ervin, President
Roger Berliner, Vice-President
Phil Andrews
Marc Elrich
Nancy Floreen
George Leventhal
Nancy Navarro
Craig Rice
Hans Riemer

county executive

Isiah Leggett

The Maryland-National Capital Park and Planning Commission

Francoise Carrier, Chairman

Elizabeth M. Hewlitt, Vice-Chairman

commissioners

Montgomery County Planning Board

Françoise M. Carrier, Chairman
Marye Wells-Harley, Vice Chairman
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Sandra Heiler
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John Jessen

William Kirwan
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Craig D. Smith
Joseph Coratola

The Process of Amending the Master Plan for Historic Preservation

The STAFF DRAFT PLAN is prepared for presentation to the Montgomery County Historic Preservation Commission. The Staff Draft reflects the recommendations of the Historic Preservation staff. The Historic Preservation Commission holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Staff Draft Plan as appropriate. When the Historic Preservation Commission's changes are made, the document becomes the Public Hearing Draft Plan.

The PUBLIC HEARING DRAFT PLAN reflects the Historic Preservation Commission's recommendations for amending the Master Plan for Historic Preservation. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony, considers the analysis and recommendations provided by the Historic Preservation Commission and Historic Preservation staff, and revises the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Planning Board's recommended Plan and reflects its revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.


After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, makes revisions to the Planning Board Draft according to its assessment of which resources and districts should be designated, then adopts a resolution approving the Planning Board Draft Plan, as revised.

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

planning board draft

Upper Patuxent Area Historic Resources

An Amendment to the Master Plan for
Historic Preservation in Montgomery County

 Montgomery County Planning Department
www.MontgomeryPlanning.org



7110000021




OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

April 26, 2012

TO: Roger Berliner, Council President

FROM: Isiah Leggett, County Executive 

SUBJECT: Planning Board Draft Master Plan
Upper Patuxent Area Historic Resources

Thank for the opportunity to comment on the Montgomery County Planning Board's Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources. My staff would like to acknowledge the Planning Board's thorough and detailed analysis of the 31 upcounty resources.

Please find attached comments from Montgomery County Fire and Rescue Service; and the Department of Transportation. The coordination of environmental settings and designations with master planned rights-of-way is a critical component of this evaluation process. Potential conflicts between the future transportation network and historic resources have been identified for the County Council's review and consideration.

Should you have any questions regarding the technical comments, please contact Mr. Bob Simpson, Senior Planning Specialist, Department of Transportation at bob.simpson@montgomerycountymd.gov

Attachments



MONTGOMERY COUNTY FIRE AND RESCUE SERVICE

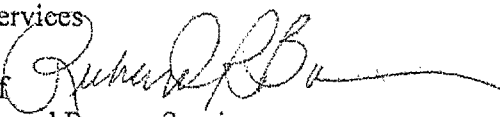
Isiah Leggett
County Executive

Richard R. Bowers
Fire Chief

MEMORANDUM

April 6, 2012

TO: Greg Ossont, Deputy Director
Department of General Services

FROM: Richard R. Bowers, Chief 
Montgomery County Fire and Rescue Service

SUBJECT: Planning Board Draft Amendment to the Master Plan for Historic
Preservation: Upper Patuxent Area Historic Resources

Thank you for the opportunity to comment on the document titled, "Planning Board Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources," as well as the February 28, 2012 letter from Planning Board Chair Francoise Carrier to County Executive Isiah Leggett. Based on review of these documents by my staff, I take no exception to the recommendations presented; however, should any of the referenced structures be considered for public use at some future date, applicable life safety codes adopted by Montgomery County and mandated by County Code would apply to safeguard persons visiting these structures.

Should you have questions, please contact Planning Section Manager Scott Gutschick at 240-777-2417.

RRB/SG:cph

cc: A/C Michael Donahue, Office of the Fire Marshal
Scott Gutschick, Planning Section Manager, MCFRS

Office of the Fire Chief

101 Monroe Street, 12th Floor • Rockville, Maryland 20850 • 240-777-2400 • 240-777-0725 TTY • 240-777-2443 FAX
www.montgomerycountymd.gov



Montgomery County Department of Transportation
Comments on
Upper Patuxent Area Historic Resources – Planning Board Draft
MNCPPC, February 2011
April 2012

General Concerns

1. The Environmental Setting of Friendship (10/1) should be reduced to exclude the master planned right-of-way (r/w) of Kemptown Road (a Maryland State Highway - MD 80). Map 3 (page 44) does not show any contributing features within that area. The Environmental Setting description on page 45 should be revised accordingly.
2. The Historic District Boundary of the Clagettville Historic District (15/8) should be reduced to exclude the master planned r/w of Ridge Road (MD 27), and the existing r/w of Kemptown Road (MD 80) south of property 28235. There are no contributing features within these areas.
3. The Environmental Setting of Sarah Brandenburg Farm (15/17) should be reduced to exclude the existing pavement of Mullinix Mill Road within the parcel. Map 9 (page 68) does not show any contributing features within the area.
4. Since it appears that the entire parcel is necessary for the Environmental Setting for Mt. Lebanon Methodist Protestant Church and Cemetery (15/20), the amendment should propose a modified master planned alignment for Damascus Road (MD 108) to avoid the parcel so there will be no transportation/historic resource conflict in the future.
5. More guidance is needed for Etchison Historic District (15/29) with regard to the obvious conflict between the master planned r/w for Laytonsville Road (MD 108) and three contributing buildings. The amendment should propose a modified master planned alignment for MD 108 to avoid the buildings so there will be no transportation/historic resource conflict in the future.
6. The Environmental Setting of Basil Warfield Farm (15/73) should be reduced to exclude the master planned right-of-way (r/w) of Damascus Road (MD 108). Map 13 (page 78) does not show any contributing features within that area, and only the Tenant House close by. The Environmental Setting description on page 79 should be revised accordingly.
7. The correct address for the Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church (15/117) needs to be determined, and consistently used. It is shown as **26310** Mullinix Mill Road on pages 39 and 43, but as 26130 Mullinix Mill Road on pages 80, 81, and 99.

Specific Comments

p. 9 – correct name of 12/10 James Lauman Farm in footnote 3.

p. 13 – bold **Parr's Spring (15/1)** on the third line of the second paragraph

- p. 15 – bold **Clagett-Brandenburg Farm (15/16)** on the eighth line of the second complete paragraph
- p. 19 – check the spelling of “Friendhship” on the sixth line of the bottom paragraph; is that a historical spelling (in which case add “[sic]” after it) or a typo?
- p. 20 – bold **Mt. Lebanon Methodist Protestant Church (15/20)** on the seventh line of the top paragraph
- p. 23 – check formatting of the word “requirements” in the top paragraph
- correct name of Warthan-Day Farm (15/19) in top paragraph; add the dash to make it consistent with the rest of the plan
- p. 28 – correct the first sentence in the fourth paragraph to state, “One of the . . . just over the county line.”
- p. 29 – correct the first sentence in the fifth paragraph to state, “The Two-Door House, is a two-story . . .” (i.e., delete the comma and replace with the word “is”)
- p. 39 – correct separator line in Table 1 by moving it under the words “Church and Cemetery” for listing #27
- correct listing #37 by moving the road name and tax i.d. information to the Street Address column
- check address of listing #38 (see General Concerns 7. above)
- add a footnote to Table 1 listing sites #14 through #19 and #34 and providing a brief explanation of why they were evaluated by the HPC but not listed on Table 1
- p. 43 – check address of resource #15/117 (see General Concerns 7. above)
- p. 51 – correct the second sentence in the second bullet to state, “Existing visual cues . . . by a central institution of or business (here a church), . . .”
- do not bold Friendship (10/1) or Becraft Farm (15/6) on this page; per the note at the top of the page they are not part of the Historic District)
- p. 52 – correct the formatting of the word “cousins” in the indented quotation
- p. 53 – do not bold Friendship (10/1) under Cornelius Moxley; it is not within the Historic District
- where is 28501 Kemptown (shown under James A. Moxley m. Hattie Easton)?; no such parcel address is shown on Map 6
- p. 54 – correct the formatting of the word “decorative” in the indented quotation within the People’s Lumber inset box

- p. 56 – delete “Locational Atlas Resource” from the last sentence of the top paragraph
- bold (28015 Ridge Road) in the fifth sentence of the fourth paragraph
- bold 28001 Ridge Road (twice) in the bottom paragraph
- p. 57 – bold (28015 Ridge Road) in the first sentence of the top paragraph
- where is 28105 Ridge Road (mentioned in the second paragraph)?; no such parcel address is shown on Map 6
- bold 28001 Ridge Road in the first sentence of the second paragraph
- p. 58 – correct 28020 Ridge Road in the first complete sentence of the top (partial) paragraph
- where is 28418 Kemptown Road (mentioned in the third paragraph) and should it be bold?; no such parcel address is shown on Map 6
- bold 28015 Ridge Road in the fourth paragraph
- do not bold 28130 Ridge Road in the bottom paragraph
- p. 59 – do not bold 28230 Kemptown Road next to #5
- where is 18230 Kemptown Road (mentioned in the second paragraph)?
- p. 68 – a consistent name for the tributary shown on Map 9 is needed; is it “Scott” Branch as shown here and on Map 14 (p. 80) or “Scotts” Branch as shown in the text on p. 81?
- p. 72 – show the master planned r/w for Hipsley Mill Road (Rustic Road “R-23”) with a 70’ minimum r/w width
- p. 80 – check address of this resource (see General Concerns 7. above)
- a consistent name for the tributary shown on Map 14 is needed; is it “Scott” Branch as shown here and on Map 9 (p. 68) or “Scotts” Branch as shown in the text on p. 81?
- p. 81 - check address of this resource (see General Concerns 7. above)
- a consistent name for the tributary named in the text is needed; is it “Scott” Branch as shown on Map 9 (p. 68) and on Map 14 (p. 80) or “Scotts” Branch as shown here?
- p. 85 – is the address for 15/3 Rezin Moxley House on Medd Road as shown in Table 5 here or Avenue as shown on p. 88?
- p. 88 - is the address for 15/3 Rezin Moxley House on Medd Avenue or Road?
- p. 95 – correct the name of the resource as Luther W. Moore Farm
- p. 97 - is the address for 15/3 Rezin Moxley House on Medd Ave. or Rd.?
- p. 99 - check address of resource #15/117 (see General Concerns 7. above)
- p. 102 – add separator lines between listings in the Table for resource 15/29 at the bottom of the page



Agricultural Preservation Advisory Board

Isiah Leggett
County Executive

Steven A. Silverman
Director

June 20, 2012

The Honorable Nancy Floreen, Chair
Planning, Housing, and Economic Development Committee
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: Upper Patuxent Area Historic Resources Master Plan
Historic Preservation Designation: Molesworth-Burdette/Rock Hill Orchard

Dear Ms. Floreen:

Following the June 12, 2012 public hearing regarding the Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources it was suggested that the State MALPF, APAB and the John and Mary Fredrick, owners of the Rock Hill Orchard and the historic resources should provide additional guidance to the County Council as to what "minimum size area" would be most appropriate for environmental setting for Molesworth-Burdette Historic Resources.

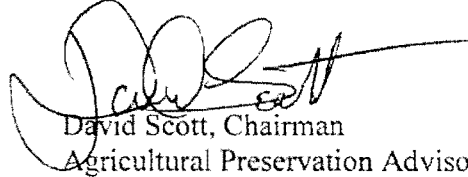
This request was proffered given the fact this farm is protected in perpetuity by a State Agricultural Land Preservation Easement and there were concerns raised during the public hearing that the current proposed "environmental setting" which encompasses the entire 140 acre farm property, would likely create conflicts with the future viability of the protected agricultural resource.

The Agricultural Preservation Advisory Board (APAB), the Maryland Agricultural Land Preservation Foundation (MALPF), and the Fendrick's have been working since the June 12th Public Hearing to outline what we believe makes the most sense for the historic area designation given the entire property is encumbered permanently by the State, MALPF easement. Please find attached an area map which includes a .5 acre shaded area which we recommend as the minimum size area which should be more than adequate to protect the historic resources themselves. We do not believe it is necessary to expand this minimum sized area further given the land resources are protected by MALPF agricultural land preservation easement. We believe the minimum sized area strikes an equitable balance between the preserving a piece of

Montgomery County's past while enabling the land, which is protected for the future agricultural production capability can be maintained without disruption.

It is our hope you will endorse our "minimum size" recommendation for this pending historic preservation designation. The APAB believes it strikes a fair and equitable balance between the protection of important historic preservation resources while ensuring the long term viability of farm's that are preserved for future agricultural production.

Sincerely,

A handwritten signature in black ink, appearing to read "David Scott", with a long horizontal flourish extending to the right.

David Scott, Chairman
Agricultural Preservation Advisory Board

cc: Steven Silverman, Director DED
Jeremy V. Criss, Ag Services Manager DED
Carol West, Executive Director, MALPF
Michelle Cable, Program Specialist MALPF
APAB members
John and Mary Fendrick



Maryland Department of Agriculture

Agriculture | Maryland's Leading Industry

Office of the Secretary

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Earl F. Hance, Secretary
Mary Ellen Setting, Deputy Secretary

The Wayne A. Cawley, Jr. Building
50 Harry S. Truman Parkway
Annapolis, Maryland 21401
Internet: www.mda.state.md.us

410.841.5700 Baltimore/Washington
301.261.8106 Washington, D.C.
410.841.5914 Fax
800.492.5590 Toll Free

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

June 20, 2012

The Honorable Nancy Floreen, Chair
Planning, Housing, & Economic Development Committee
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: Upper Patuxent Area Historic Resources Master Plan
Historic Preservation Designation: Molesworth-Burdette/Rock Hill Orchard

Dear Chair Floreen:

After the open session County Council meeting on June 12, 2012, we discussed the Planning, Housing, and Economic Development (PHED) Committee meeting scheduled for June 25, 2012. At the PHED Committee meeting, the proposed Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic Resources will be discussed. The Maryland Agricultural Land Preservation Foundation (MALPF or Foundation) is specifically concerned regarding the proposed historic designation identified on page 49 of the plan referred to as the Molesworth-Burdette historic resource. This property is more commonly known today as Rock Hill Orchard, which is located along Route 27 in the Damascus Area of the County.

When we spoke after the open session of the County Council on the 12th, you and Mr. Jeffery Zyontz asked the owners of Rock Hill Orchard (John and Mary Fendrick), MALPF, and the Montgomery County Agricultural Advisory Board to submit an alternative shape that would be acceptable to us for historic preservation designation and to submit that proposal to you by close of business today, June 20th. After considering which structures are historic in nature, specifically the main house and the summer kitchen, and the fact that the Foundation easement has already permanently protected the entire ~140 acre property for agricultural uses, the Foundation supports the ~0.5 acre shape proposed by John and Mary Fendrick.

The proposed area includes the main house and summer kitchen with some land in front of and behind the structures. If the historic preservation designation is placed on this area, that designation can maintain and protect the historic importance of those structures on the property, while allowing the Foundation easement to protect the rest of the property for continued agricultural uses, effectively protecting the "environment setting" of the entire property. We see this as a win-win for both the historic and the agricultural resources on this property.

This proposed area has been reviewed by Carol West, MALPF's Executive Director, and the Chairman of the Foundation's Board of Trustees; both of whom support this action. If there are additional structures on the property that have been deemed to be historic in nature, the Foundation is willing to consider an adjustment of the proposed shape to encompass additional

Chair Nancy Floreen
June 20, 2012
Page 2.

historic structures and a small amount of curtilage surrounding the area, up to one to two acres total.

We look forward to continuing the discussion regarding the proposed historic preservation designation as it relates to the Rock Hill Orchard farm. Carol West and I will be attending the PHED Committee meeting on the 25th. If you need any additional information prior to the meeting, please do not hesitate to contact either of us at 410-841-5860. It is our hope that we will come to a mutually satisfactory agreement that will protect the important historic structures and ensure the long-term viability of any agricultural uses on the property.

Sincerely,



Michelle Cable
MALPF Administrator

cc: Earl F. Hance, Secretary
Robert F. Stahl, Jr., Foundation Board of Trustees Chairman
Carol S. West, Foundation Executive Director
John and Mary Fendrick
Jeffery Zyontz, Montgomery County Legislative Attorney
David Scott, Montgomery County Agricultural Preservation Advisory Board Chairman
Jeremy Criss, Ag Services Manager DED

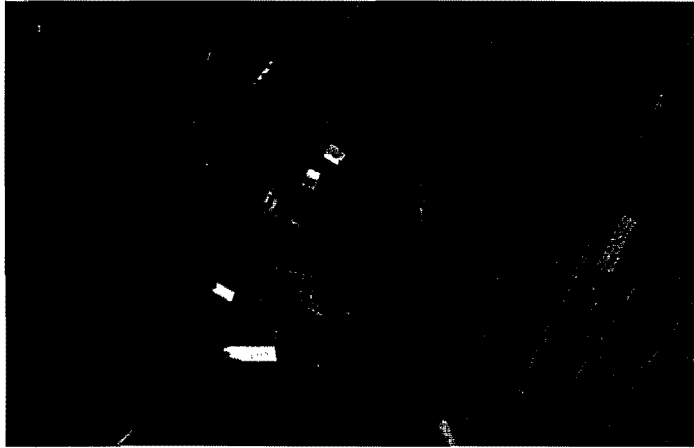
ROCK HILL ORCHARD LLC

June 18, 2012

John Zawitoski
Agricultural Preservation Advisory Board
Agricultural Services Division
Department of Economic Development
18410 Muncaster Rd.
Derwood, Maryland 20855

Dear Mr. Zawitoski:

Following up on the request by Jeff Zynontz at the Council meeting last week, we have drawn a map showing what we believe to be the best size for the proposed environmental setting for our property. The proposed easement is .5 acres in size and encompasses the main house and the summer kitchen, as well as some land in front of and behind the house. It specifically excludes the other outbuildings.



Please let us know if you have any questions,

John and Mary Fendrick



28600 Ridge Road
Mount Airy, MD 21771

Phone (301) 938-1030
Fax (240) 668-2006
E-mail RockHillOrchard@gmail.com
Web site <http://www.RockHillOrchard.com>

Montgomery Preservation Inc.

Promoting the Preservation, Protection and Enjoyment of Montgomery County's Rich Architectural Heritage
and Historic Landscapes

June 20, 2012

Montgomery County Council
PHED Committee
100 Maryland Avenue
Rockville, MD 20850

Re: Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Historic
Resources, June 25th Meeting

Dear PHED Committee Members and County Council:

Montgomery Preservation Inc. (MPI) is writing this letter to voice its support of the structures and districts recommended for historic designation by the Planning Board in the Upper Patuxent Area Amendment to the Master Plan for Historic Preservation. We understand that a petition has recently been circulated to derail the Claggettsville Historic District and to exclude resource 12/1, Friendship, at 28110 Ridge Road. We urge you to not do this. The Claggettsville area contains very important and early historic resources that are important to conserve into the future as part of Montgomery County and Maryland history, this is indeed a legacy issue. It is difficult to find history of such significance in other parts of our county. Designation of these resources will allow the owners to obtain significant tax credits to assist in maintenance of these buildings. Without protection, these properties will be lost to development in the future.

We would like to ask that a few important adjustments be also considered at this time in order to avoid serious losses down the road.

1) We ask that undeveloped parcel 28130 be included in the Claggettsville historic district. This parcel was left out of the district, yet it is topographically prominent, at the top of a hill, and looks down upon and borders adjacent historic district properties. Should this property be developed in the future, it is critical that it is done in a sensitive manner and with some guidance and oversight that will preserve the viewshed and integrity of the historic district as a whole. Therefore, we ask that you please correct this omission now before this is regretted in the future.

2) We are very concerned with the omission of the Alfred Baker House (15/4), whose owner and home is strongly linked to the early Methodist Protestant Church in Maryland, and the

role of Montgomery County in cementing this foundation in Maryland. Alfred Baker lived in this frame residence from approximately 1850 (and perhaps as early as 1843). It is difficult to find resources of this antiquity in Montgomery County; so many of our early resources have been lost. We ask you to carefully review this resource and consult with Historic Preservation staff. We believe it is important to include this resource and honor these historic connections.

Sincerely,

A handwritten signature in cursive script, reading "Lorraine J. Pearsall".

Lorraine J. Pearsall
President

cc: Montgomery County Council

PETITION

and Resource Code 10/01

We the undersigned residents and homeowners of Damascus, Maryland and located in the geographical area being referred to as Resource Code 15/8 of the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland* do hereby **oppose** any and all attempts by the Montgomery County Historic Preservation Commission (HPC) to have our homes and area, which is currently on the *Staff Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources*, be designated historic. While we appreciate the significance and history of our homes and community, we feel that we were misled by the Historic Preservation Commission. It was our feeling that if we chose to apply for historic designation we could. But, in fact, there is a governmental body that is trying to make that decision for us. We feel that each individual should be given the choice to apply for such historic designation, if they so choose, and not be mandated into such. We therefore call upon Montgomery County Council to overwhelmingly reject this ill-conceived recommendation by the HPC to designate our area and homes as "historic".

Name: Julie A. Glover Signature: Julie A. Glover
Address: 28419 Kemptown Rd. DAMASCUS, MD 20872
Phone: 301-482-2425

Name: STEVE + BRIDGET PLITT Signature: Bridget Plitt SA
Address: 28411 KEMPTOWN ROAD, DAMASCUS MD 20872
Phone: 301-253-6348

not *
Signature
to owner
of 3 properties
on 15/8
Name: Edmond + Joyce Rhodes Signature: Joyce Rhodes
Address: 28235 Kemptown Rd Damascus Maryland 20872
Phone: 301-253-3303
Our objection also includes properties at 28020 Ridge Rd
28030 Ridge Rd

Name: DOUGLAS A TRESSLER Signature: Douglas Tressler
Address: 28230 KEMPTOWN RD DAMASCUS, MD no longer included
Phone: 240-388-7147, 301-253-9536

Page 2 - Petition from Residents located in Resource Code 15/8 of the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*

Name: Jennifer English Signature: Jennifer English
Address: 28241 Kemptown Road Damascus, MD 20872
Phone: 301-253-5791

Name: Daren Mills Signature: Daren Mills
Address: 28332 Kemptown Rd. Damascus Md 20872
Phone: 301-482-2011

Name: Maurice L. Shipley Signature: Maurice L. Shipley
Address: 28418 Kemptown Rd Damascus Md.
Phone: 301-253-5090

Name: Brenda Swecker Signature: Brenda Swecker
Address: 28416 Kemptown Road Damascus md 20872
Phone: 301-391-6653

Name: David S. Parker Signature: David S. Parker
Address: 28420 Kemptown, Rd
Phone: 301 414-0096

Page 3 - Petition from Residents located in Resource Code 15/8 of the Locational Atlas and Index of
Historic Sites in Montgomery County, Maryland

*
owner
of resource
10/01
Name: Dennis R. Hood Signature: Dennis R. Hood
Address: 9419 Green Valley Rd. 21791
Phone: 301-898-7265 - cell 301-788-4881

Note
Signature
is also
owner
of
Name: HARRY T EASTON Signature: [Signature]
Address: 28408 KEMPTOWN RD 20872
Phone: 240-875-4773
28406 Kemptown Rd.

Name: HARRY E EASTON Signature: Harry E. Easton
Address: 28404 Kemptown Rd 20872
Phone: 301-253-4564

Name: David L. Jacobson Signature: David Jacobson
Address: 28305 Kemptown Rd
Phone: (301) 253-1470

Name: Louis Bergman Signature: Louis Bergman
Address: 28310 Kemptown Rd (P.O. Box 245)
Phone: 301-525-3268

Page 4 - Petition from Residents located in Resource Code 15/8 of the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*

Name: Jane Hope Signature: Jane Hope
Address: 28403 Kempton Rd Damascus MD 20872
Phone: 301 253 3661

Name: Karen Daerler Signature: Karen Daerler
Address: 28407 Kempton Rd, Damascus, MD 20872
Phone: 301-414-0315

Name: Samira Nacion Signature: Samira Nacion
Address: 28500 Kempton Rd, Damascus, MD 20872
Phone: (240) 388-0489

no logs
included

Name: Arlene Walter Signature: Arlene Walter
Address: 9915 Moxley Rd. Damascus, Md 20872
Phone: 301-253-5583

Name: Arlene Walter Signature: Arlene Walter
Address: 28510 Kempton Rd. Damascus, Md. 20872
Phone: 301-253-5583

no logs
included

Page 5 - Petition from Residents located in Resource Code 15/8 of the Locational Atlas and Index of
Historic Sites in Montgomery County, Maryland

Name: Dana Isaacs Signature: Dana Isaacs

Owner of Address: 28515 Kemptown Rd No lamp
incl.

Phone: 301-253-5834

Name: Joselyn Herdicks Signature: Meghan Herdicks No lamp
inc

Address: 28250 Kemptown Rd

Phone: 301. 253. 3403

Signatures added as of 6/13/12

Name: Ricardo Diaz Signature: Ricardo Diaz

Address: 28323 Kemptown Rd, Damascus, MD 20872

Phone: 301-740-6903

Name: Carlota Salas Signature: Carlota Salas

Address: 28321 Kemptown Rd, Damascus, MD 20872

Phone: 301-414-0387

Name: ABBIE BUTLER Signature: Abbie Butler

Address: 28317 KEMPTOWN RD

Phone: (301) 253-1340

Page 6 - Petition from Residents located in Resource Code 15/8 of the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*

Name: Grace Fort Signature: Grace Fort

Address: 28319 Kempton Rd

Phone: 301-742-2475

Name: _____ Signature: _____

Address: _____

Phone: _____

Name: _____ Signature: _____

Address: _____

Phone: _____

Name: _____ Signature: _____

Address: _____

Phone: _____

Name: _____ Signature: _____

Address: _____

Phone: _____

June 14, 2012

Councilmember Craig Rice
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

RE: Planning Board Draft Amendment to the Master Plan for Historic Preservation:
Upper Patuxent Area Historic Resources
District 15/8 Clagettesville Historic District

Dear Mr. Rice:

I am writing once again to express my complete objection to the proposed historic designation of our area (District 15/8 Clagettesville). And, asking that the Montgomery County Council please vote against this proposal.

While I appreciate the history of our area I feel that as a home owner I should be able to make the decision on my own if I chose to apply for "historic designation" of my property. The original part of my house was built in 1941 with a large addition added in 1977. Would you consider that historic? I certainly don't!

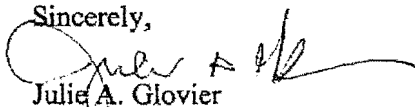
I choose to live in this area and not in a housing community with an HOA because I prefer to not have someone else telling me what I can and cannot do with my property.

Have you driven out to our little 1 mile stretch of road that is being proposed? If you have not, I highly encourage that you do so. You will see that this is NOT one of those "historic" areas that you would say to your wife, "hey honey, lets take a ride out to Historic Clagettesville today".

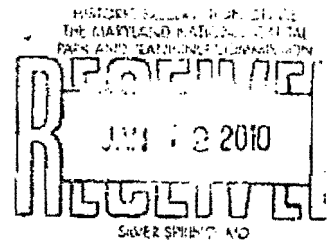
I ask that you please do not force this upon us as a community but let each individual make their own decision.

Thank you for your consideration.

Sincerely,


Julie A. Glover
28419 Kempton Road
Damascus, MD 20872
301-482-2425

Edmond and Joyce Rhodes
28235 Kemptown Road
Damascus, Maryland 20872
301-253-3303



#15/8

January 6, 2010

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Attention: Sandra Youla
Senior Planner/Historic Preservation

Re: Locational Atlas/Master Plan for Historic Preservation

Dear Ms. Youla:

Thank you for your letter announcing the public hearing and work session on Wednesday, January 20, 2010 to evaluate the historic and architectural significance of certain properties namely the properties within the Clagettville Historic District.

We own several properties within this designated area and would like to address our concerns on this matter. We have no objection if a person requests their property to be designated as being historic with architectural significance and your commission finds their request valid. However, we do strongly object to being placed in a historic district or having any of our properties designated as being of historical significance without our permission or consent or our taxpaying voice being heard that we absolutely do not want our properties or the use thereof being dictated by a commission of people who have no right to take our freedom of property ownership, property maintenance and use away. Our experience to date with the commission has been to find that the members of this board do not even know where Damascus is let alone have the interest of the property owner at heart. We are astounded that properties in the town of Damascus have been demolished to make way for commercial establishments but all at once the areas of Clagettville and Etchison have become historical treasures. We see properties labeled "Headwaters of the Patuxent River" that are literally falling down but the commission and county blesses these projects when they are nothing but complete eyesores. Wouldn't a nice home, built with the proper county building permits (not plans dictated by a commission) look better and add to the community than what is a neglected home in disrepair?

Our property at 28020 Ridge Road has a house and outbuilding on it. Both of these structures have been altered many times over the years and do not resemble in any way their original "historic" appearance. We have spent much time and money developing this property into building lots and we will never be

able to sell this land if historic regulations are imposed upon it. There is such a wide range of buildings in the Clagetsville area. If a potential buyer has to submit to the Historical Commission, try to comply with regulations and demands that even the commission is not sure of, and then pay the \$35,000.00 impact fees required by Montgomery County Permitting Services, they would be broke completely before they ever started.

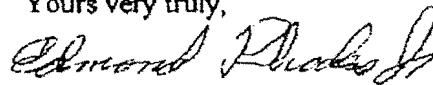
Our property at 28235 Kemptown Road was built in 1960 and is not a historical resource. However, if the entire Clagetsville area is designated as a Historic District, we and any future purchaser would have to comply with regulations mandated by the commission who are located in Silver Spring and obtain historical permits from a group of people who have no ties to the area what so ever. To obtain a building permit to make any cosmetic changes, the home owner would first have to go before this commission for plan reviews, discussion, plan changes, more discussions with valuable time and money spent needlessly. Yes, building codes should be strictly enforced but the proposal of a Historic Commission acting as czars and forcing taxpayers to participate in a program they don't want or desire, is taking all of these requirements way too far.

The commercial property that we own at 28030 Ridge Road has been altered, added on, torn down, and generally changed significantly over the years (prior to our ownership) and there is no way it can contribute to the history of Clagetsville.

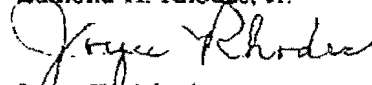
These are just a few examples of the nonsense that is being proposed. It would seem to us in these strapped economic times that the money spent on this absurd project could very well be spent on encouraging folks to maintain their properties in an excellent manner, encourage growth that affects the area in a positive way and brings respect and pride to Clagetsville and Etchison and further encourages young families to come to these areas and proudly call them HOME!

Thank you for considering the feelings and desires of the property owners and not bowing to more bureaucracy, expense, restrictions and restraint.

Yours very truly,



Edmond H. Rhodes, Jr.



Joyce W. Rhodes

Hi, my name is Julie Glover and I own and reside at the property located at 28419 Kempton Road, Damascus, MD. I have owned this property for a little over 10 years now.

When I received the first few letters over the past year about possibly having my house registered as a "historical" property, I must admit that I disregarded them. I believe the first letter that was sent told me about the possible tax credits of owning a historical residence and then asked if I would be interested in submitting an application to find out if my house would be considered. First of all, I did not think that my house would be considered historical as it was built in 1941 and has had several additions since that time. Secondly, I was not interested in having the tax credits nor contemplating on having my house registered.

I then received the follow up letters which I disregarded for the same reason. My understanding when reading those letters was the I was being ASKED IF I WOULD BE INTERESTED in having my house registered as being "historic". I understand there was also a meeting on this matter in Damascus which I did not attend because again I had and still have NO interest in this.

Imagine my surprise when I received the letter dated Dec 17th with the attached list showing my house as one of the properties to be evaluated as part of the Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources.

I am standing here tonight to let you know that I DO NOT appreciate your commission trying to corner me into something that I am not interested in. I do not want to be DICTATED on how to uphold my property. And I am hereby requesting that my address be removed from your list of potential properties on the Master Plan for Historic Preservation.

Thank you for your time.

Spoken Jan. 20, 2010
at public hearing before
MNCPPC.

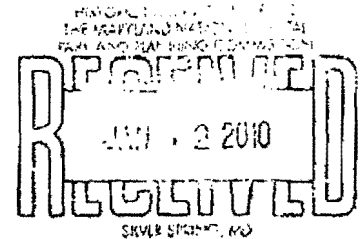
15/8 Clagettsville Historic District

Address	Status of signature on Petition	Note
28201 Kemptown Rd & 2 Parcels on Ridge Rd	Did not speak to anyone at the Church	3 parcels owned by Montgomery Chapel Methodist Protestant Church and Cemetery
28235 Kemptown Road	Signed	This owner is also owner of 28020 and 28030 Ridge Road - one signature for all three properties
28241 Kemptown Road	Signed	
28305 Kemptown Road	Signed	
28309 Kemptown Road	unable to get	
28310 Kemptown Road	Signed	
28313 Kemptown Road	empty lot owned by 28315 - in foreclosure	Empty lot owned by owners of 28315 - both properties in foreclosure - no one residing there
28314 Kemptown Road	rental property	
28315 Kemptown Road	House in foreclosure - no one residing there	small rancher possibly built in the 1970's?
28317 Kemptown Road	Signed	
28318 Kemptown Road	unable to get	
28319 Kemptown Road	Signed	
28321 Kemptown Road	Signed	
28322 Kemptown Road	unable to get	
28323 Kemptown Road	Signed	
28332 Kemptown Road	Signed	
28403 Kemptown Road	Signed	
28404 Kemptown Road	Signed	
28405 Kemptown Road	House has been vacant for at least 1 year	small brick rancher
28406 Kemptown Road	signed for with 28408 signature	This is the owner of 28408 as well - one signature for both properties
28407 Kemptown Road	Signed	
28408 Kemptown Road	signed	This owners signature is for both 28408 and 28406
28409 Kemptown Road	House has been vacant for several years	House was probably built in 1960's - maybe - definitely not historic
28411 Kemptown Road	signed	
28412 Kemptown Road	signed	
28416 Kemptown Road	signed	
28419 Kemptown Road	signed	
28420 Kemptown Road	signed	
28001 Kemptown Road	unable to get	
28015 Kemptown Road	rental property	
28020 Kemptown Road	signed with signature on 28235	
28030 Kemptown Road	signed with signature on 28235	

NOTE: OUR PETITION ALSO INCLUDES THE OWNER FOR PARCEL 10/1 - FRIENDSHIP FARM LOCATED AT 28110 RIDGE ROAD

9915 Moxley Road
Damascus, MD 20872
January 6, 2010

#15/8



Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Attn: Sandra Youla

What a wonderful country we live in! The main thing people throughout history have fought and died for is Freedom, Family, and their homes, and repairing their homes, as **Free** people have the right to do.

I remember in grade school the teachers telling us how terrible it is to live in a communistic country, where the government tells the citizens what they can and cannot do. People living under these governments feel whipped and hopeless. The governments may last a long time, but they never flourish. Owning a home is one of the top freedoms in a human's existence. The government taking any or all control of that home, with no just cause or compensation, is wrong.

It should be left up to each homeowner to decide to or not to put his home into Historic Preservation. Not the governments. Let's preserve Freedom!


Ronald Walter

cc: Isiah Leggett, County Executive
David Rotenstein

068932

Edmond and Joyce Rhodes

28235 Kemptown Road
Damascus, Maryland 20872

June 11, 2012
RECEIVED
MONTGOMERY COUNTY
COUNCIL
2012 JUN 13 AM 8:45

Mr. Roger Berliner, President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Re: Draft Amendment to the Master Plan for Historic Preservation

Dear Mr. Berliner:

We appreciate your time and talents as you lead the County Council through many important decisions that affect the citizens of Montgomery County.

The decision before you at this time pertaining to Historic Preservation is an issue that I would like to address as I feel the citizens of this great county are being ignored or bypassed as Historic Districts are being formed and regulations being mandated that have far reaching derogatory implications.

No one loves history or the need to preserve history any more than I. Our family have been residents of Montgomery County, Damascus, Clagettville for over a century. To preserve buildings from the past when it is feasible has my utmost support. However, to designate entire areas as historic, to give no one the opportunity to become exempt from these areas if they so desire, to dictate what buildings must be preserved when clearly the expense and pure common sense plainly shows that idea to be totally prohibited makes no sense to me and smacks of pure dictatorship and not democracy and fairness.

We have attended hearings before the Historical Board (or is that hysterical board) where folks have had to appear time and time again with architects, plans, photographs, documents, only to be told what they had was not acceptable and to come back again to go through the same exercise all over again. One evening in Silver Spring after having spent the evening hearing so many difficult situations and having our case reviewed (most politely, I might add) one of the gentlemen on the board asked my husband as we were leaving close to midnight "now just where is Damascus?" This does not give a person a real positive feeling about the people who are making these decisions, whether they are really familiar with the area that is being designated as historical, and whether they are really aware of how much misery, expense, time, energy, and stress they are causing these folks.

Page Two

The time and money that has been deployed in this witch hunt could feed and educate thousands of children in our county but instead has been spent without any consideration of the citizens and the people so adversely affected by this project.

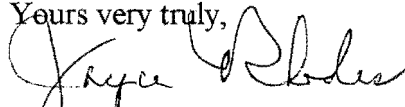
If a building has the potential for historical value and the property owner wishes it to be designated as "historical" then so be it. But if areas and buildings are being designated as historical when the residents do not want this albatross put around their necks then the Historical Board, the people who have been on this project, and the money that has been spent is so wrong, so unconstitutional, so full of dictatorship, so lacking in good common sense that it makes for a very disappointing feeling concerning our so called leaders.

To have what the Historical Board considers historical treasures sitting around, grown up, falling down, complete eyesores, makes no sense. There is no way, even with the help that is always promoted as being available, that these buildings can be repaired or restored to meet the requirements of the Historical Board.

I am ashamed of the taxpayers' money that has been spent on this project that goes back for more years than I want to remember. I beg you, do not designate towns, villages, hamlets, as historical with insurmountable requirements but have compassion on the citizens that you serve and spend your precious time and resources on helping to make this county a place where everyone lives in peace and harmony without the dictatorship of a Historical Board that is so out of touch with the wishes of its constituents.

Thank you for reading my letter and I pray for wisdom and good old common sense for all on the council.

Yours very truly,



Joyce W. Rhodes
301-253-3303

7

TESTIMONY on Behalf Of Montgomery Horse LLC on the
Amendment to the Master Plan for Historic Preservation:
Upper Patuxent Area Historic Resources
Before
The Montgomery County Council
June 12, 2012

Good afternoon, Council President Berliner and Members of the Council.

My Name is Erica Leatham and my testimony today is in respect to the recommended historic designation of 26360 Mullinix Mill Road, referred to in the Master Plan as Number 15/16, the Claggett-Brandenburg Farm and Tobacco House (on pages 66-67 of the Draft). Currently, the property is maintained as a farm, as the new owner, Montgomery Horse, LLC evaluates its options.

By way of background, the 82 acre farm was purchased by its current owner in November 2011 from the estate of Jeremiah Brandenburg; Jeremiah Brandenburg assumed ownership in 1963, when his father died. The property had been in the family for a century before that. The Master Plan notes a Tobacco House as a significant resource and a handful of other contributing buildings for preservation.

The Tobacco House, which was first noted in the 1976 Maryland Historic Sites Inventory as of potential historic significance, is located on the driveway at the entrance of the property. In a 2009 County evaluation of the building, it was called "the best example in the County of a Tobacco House with unaltered with walls, roof, and cross poles intact and in good condition." However, whatever its condition may have been in 2009, it is not now in good condition – rather it is in danger of collapsing into the street. We have photographs for you with our written submission.

Similarly, the farmhouse is also not in "fair condition" as the 2009 report indicates, it may be condemned. The original house, painted in what appears to be lead paint, sits on a stone foundation that has collapsed, contributing to a sagging roof, warped walls, water damage with mold, rotting floor boards and supports. In addition, an attic fire, and insect damage, has further impacted the roof and wall framing; in short it is "... well beyond a reasonable restoration both from a structural and cost feasibility standpoint" according to architectural review (also included in our written testimony). It is important to note that this property has a history of neglect, documented over the past 30 years in staff conversations with Jeremiah Brandenburg, family and neighbors.

In addition to the Tobacco House and the farmhouse, the recommendation also includes preservation of five additional buildings for preservation (Site Map page 66): a summer kitchen, smoke house, bank barn, garage/equipment shed, a poultry house, and corn crib, however the corncrib and the poultry house no longer exist (we have included an explanatory letter from Mr. Brandenburg's nephew). And the other buildings are both beyond repair and modern – from the 1960s.

While the property owner appreciates the role that tobacco houses have in Maryland's history, the current condition of the Brandenburg Tobacco House and the other buildings make them ineligible for preservation and restoration. As you are aware, preservation is to be denied where it impairs with the character, use or utility of a building or property. Section 24A-7(f). Here, there can be no reuse of the buildings, even were they able to be repaired.

Specifically, given the current condition of the structures on this property, designating this property a historic resource places untenable economic burdens on the property owner; the current condition of several of the existing structures render them beyond reasonable economic repair. In addition, it is possible that upon designation, the property owner will immediately be in violation of the Chapter 24A-9, Demolition by Neglect, given the current condition of the Tobacco House and farmhouse.

Nonetheless, given the historic significance of tobacco houses, the current owner has begun discussions to determine how best to gift this building to the County, for relocation, perhaps to the Bussard Farmstead, located in the County's Agricultural History Farm Park, where it can be more accessible to, and appreciated by, the public.

Finally, the Master Plan also carries the recommendation to define the entire parcel as the Environmental Setting. However, since the only features Staff has indicated need preserving sit on a 4.2 acre area, any Environmental Setting should be limited to this area, if, in fact, there is any value to preserving the tobacco house on site.

For these reasons, we ask that the Council deny this designation, and thank you for your consideration of our request. We are available to participate in the Council's worksessions on the Draft.

Attachments:

Photographs: Tobacco House
Report on Farmhouse by Bates Architects
Letter from Robert Hurley
Photographs: Garage, Barn, Lean to