

**UPPER PATUXENT AREA AMENDMENT TO THE
MASTER PLAN FOR HISTORIC PRESERVATION:
FINAL STATUS NOTIFICATION LETTERS FOR
DESIGNATED RESOURCES
(dated 2.14.2013 and 2.27.2013)**



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

February 14, 2013

10/1, MC 12-00937190
 Nancy L. Hood and Denis R. Hood
 9419 Green Valley Road
 Union Bridge, MD 21791-8119

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 10/01 FRIENDSHIP -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
10/01	Friendship	28110 Ridge Road	12-00937190 (part)

Resources that are designated on the Master Plan for Historic Preservation are subject to provisions of law designed to preserve and protect them, including but not limited to the following:

- **Historic Area Work Permit Requirement:** A Historic Area Work Permit (HAWP) must be issued before certain changes may be made to the exterior of buildings, structures, and features within the environmental setting of the designated resource. Certain exceptions apply, including for ordinary maintenance and customary farming operations. Please contact the Historic Preservation Office at the number below to discuss your plans before you make changes or file an application for a HAWP.

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- **Rehabilitation Tax Incentives:** A county real property tax credit is available to taxpayers in an amount equal to 10% of a taxpayer's qualified expenses for exterior work to the designated resource. The work must be done pursuant to a Historic Area Work Permit or for ordinary maintenance over \$1000. State and federal tax credits may also be available.
- **Historic Status Disclosure Requirement:** An owner of a resource on the Locational Atlas or Master Plan for Historic Preservation must disclose the property's historic status to each prospective buyer before the buyer signs a contract for sale of the property. Prospective buyers must indicate, by signing an addendum to the contract or a separate section of the contract, that the seller has made such disclosure and that the buyer understands that special restrictions on land uses and physical changes may apply to the property.

Thank you for your time and cooperation during the historic resource evaluation process. Helpful links and references are shown below. The Approved and Adopted Amendment will be published shortly and will then be available online at the Upper Patuxent link below and for purchase at our Information Counter (street address below; phone 301-495-4610). The Upper Patuxent link also contains project background, a record of events, supporting documents, and a summary table showing the final status of all resources evaluated for the amendment.

Please do not hesitate to call the number below for assistance. We suggest you keep this letter for reference.

Sincerely,



Sandra L. Youla AICP
Senior Planner/Historic Preservation

Helpful Links:

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County: http://www.montgomeryplanning.org/historic/grants/tax_credit_programs.shtm
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Select laws:

- Montgomery County Code, Chapter 24A. Historic Resources Preservation (also known as the Historic Preservation Ordinance)
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

10/1, MC 12-00937190
 Resident
 28110 Ridge Road
 Damascus, MD 20872

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

February 14, 2013

15/1, CC 13-002061/MC U-381018
 Andrew Field
 230 Great Falls Rd
 Rockville, MD 20850-2824

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/01 PARR'S SPRING -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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15/01	Parr's Spring	4704 Old National Pike	13-002061/U-81018 (part)

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

February 14, 2013

15/1, CC 13-002061/MC U-381018
 Barbara Freeburger
 3525 Angus Valley Trail
 Ellicott City, MD 21047

Dear Property Owner, Occupant, and other Interested Party:

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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/1, CC 13-002061/MC U-381018

Four County Farm Dev. Co., Inc.

c/o Doris M. Rust

803 E. Elizabeth Street

Fort Collins, CO 80524-3844

Dear Property Owner, Occupant, and other Interested Party:

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

February 14, 2013

15/1, CC 13-002061/MC U-381018
 Four County Farm Dev. Co., Inc
 c/o Kimberly Hiban
 5837 Wild Orange Gate
 Clarksville, MD 21029-1657

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

February 14, 2013

15/1, CC 13-002061/MC U-381018

Resident
 4704 Old National Pike
 Mt. Airy, MD 21771

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- **Rehabilitation Tax Incentives:** A county real property tax credit is available to taxpayers in an amount equal to 10% of a taxpayer's qualified expenses for exterior work to the designated resource. The work must be done pursuant to a Historic Area Work Permit or for ordinary maintenance over \$1000. State and federal tax credits may also be available.
- **Historic Status Disclosure Requirement:** An owner of a resource on the Locational Atlas or Master Plan for Historic Preservation must disclose the property's historic status to each prospective buyer before the buyer signs a contract for sale of the property. Prospective buyers must indicate, by signing an addendum to the contract or a separate section of the contract, that the seller has made such disclosure and that the buyer understands that special restrictions on land uses and physical changes may apply to the property.

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Sincerely,



Sandra L. Youla AICP
Senior Planner/Historic Preservation

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- Code of Montgomery County Regulations, Chapter 33A. Planning Procedures



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/5, MC 12-00923967
Rock Hill Orchard LLC
c/o John and Mary Fendrick
28600 Ridge Road
Mt. Airy, MD 21771

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/05 MOLESWORTH-BURDETTE FARM -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
15/05	Molesworth-Burdette Farm	28600 Ridge Rd	12-00923967 (part)

Resources that are designated on the Master Plan for Historic Preservation are subject to provisions of law designed to preserve and protect them, including but not limited to the following:

- **Historic Area Work Permit Requirement:** A Historic Area Work Permit (HAWP) must be issued before certain changes may be made to the exterior of buildings, structures, and features within the environmental setting of the designated resource. Certain exceptions apply, including for ordinary maintenance and customary farming operations. Please contact the Historic Preservation Office at the number below to discuss your plans before you make changes or file an application for a HAWP.

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

February 14, 2013

15/8-1, MC 12-00936982 (12-00936685)
Montgomery Methodist Church
28325 Kemptown Road
Damascus, MD 20872.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/08-1 MONTGOMERY CHAPEL METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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The resource below was **designated as a site on the Master Plan for Historic Preservation.**

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)	Land Owner of Record or Controlling Authority
15/08-1	Montgomery Chapel Methodist Protestant Church and Cemetery ^{1,2}	28201 Kemptown Rd	12-01876507 (P922)	St. Thomas Jacobite Center of Greater Washington DC
		28211 Ridge Rd	12-00936685 (P915)	Montgomery Methodist Church
		28215 Ridge Rd	12-00936982 (P867)	Montgomery Methodist Church
		Kemptown Rd (State Rt. 80)	Right-of-way	State Highway Administration
		Ridge Rd (State Rt. 27)	Right-of-way	State Highway Administration

¹The church building is currently known as St. Thomas Orthodox Syrian Church.

²The resource was considered both for inclusion in Clagettville Historic District (15/08) and as an individual site (15/08-1). The County Council decided not to designate any historic district for Clagettville and instead designated Montgomery Chapel Methodist Protestant Church and Cemetery as an individual site.

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Functional Planning and Policy Division, Historic Preservation Section, 301-563-3400, Fax: 301-563-3412
8787 Georgia Avenue Street, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org

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

February 14, 2013

15/8-1, MC 12-00936685 (12-0936982)
Montgomery Methodist Church
28325 Kemptown Road
Damascus, MD 20872.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/08-1 MONTGOMERY CHAPEL METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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¹The church building is currently known as St. Thomas Orthodox Syrian Church.

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Sandra L. Youla AICP

Senior Planner/Historic Preservation

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Functional Planning and Policy Division, Historic Preservation Section, 301-563-3400, Fax: 301-563-3412
8787 Georgia Avenue Street, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org

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

February 14, 2013

15/8-1, MC 12-01876507
 St. Thomas Jacobite Ctr of Greater Washington, Inc.
 28201 Kemptown Road
 Damascus, MD 20872-1324.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/08-1 MONTGOMERY CHAPEL METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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¹ The church building is currently known as St. Thomas Orthodox Syrian Church.

² The resource was considered both for inclusion in Clagettville Historic District (15/08) and as an individual site (15/08-1). The County Council decided not to designate any historic district for Clagettville and instead designated Montgomery Chapel Methodist Protestant Church and Cemetery as an individual site.

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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/8-1 Rt. 80 & Rt.27 Right of way
John Thomas, SHA
707 N. Calvert St.
Mail Stop C-502
Baltimore, MD 21202.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/08-1 MONTGOMERY CHAPEL METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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- Historic Preservation Tax Credits:
County: http://www.montgomeryplanning.org/historic/grants/tax_credit_programs.shtm

State: http://mht.maryland.gov/taxcredits_homeowner.html

Select laws:

- Montgomery County Code, Chapter 24A. Historic Resources Preservation (also known as the Historic Preservation Ordinance)
- Code of Montgomery County Regulations, Chapter 24A. Historic Resources Preservation -- Regulations
- Montgomery County Code, Chapter 52, Article VI. Historic Preservation Tax Credits
- Montgomery County Code, Section 40-12A. Disclosure of Historic Designation
- Code of Montgomery County Regulations, Chapter 33A. Planning Procedures



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/8-1, MC 12-00936982 (12-00936685)
Montgomery Methodist Church Cemetery
28215 Kemptown Road
Damascus, MD 20872

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/08-1 MONTGOMERY CHAPEL METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)	Land Owner of Record or Controlling Authority
15/08-1	Montgomery Chapel Methodist Protestant Church and Cemetery ^{1,2}	28201 Kemptown Rd	12-01876507 (P922)	St. Thomas Jacobite Center of Greater Washington DC
		28211 Ridge Rd	12-00936685 (P915)	Montgomery Methodist Church
		28215 Ridge Rd	12-00936982 (P867)	Montgomery Methodist Church
		Kemptown Rd (State Rt. 80)	Right-of-way	State Highway Administration
		Ridge Rd (State Rt. 27)	Right-of-way	State Highway Administration

¹ The church building is currently known as St. Thomas Orthodox Syrian Church.

² The resource was considered both for inclusion in Clagettville Historic District (15/08) and as an individual site (15/08-1). The County Council decided not to designate any historic district for Clagettville and instead designated Montgomery Chapel Methodist Protestant Church and Cemetery as an individual site.

Resources that are designated on the Master Plan for Historic Preservation are subject to provisions of law designed to preserve and protect them, including but not limited to the following:

- **Historic Area Work Permit Requirement:** A Historic Area Work Permit (HAWP) must be issued before certain changes may be made to the exterior of buildings, structures, and features within the environmental setting of the designated resource. Certain exceptions apply, including for ordinary maintenance, customary farming operations, and certain customary cemetery practices. (For information about the preservation of cemeteries, see

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- **Rehabilitation Tax Incentives:** A county real property tax credit is available to taxpayers in an amount equal to 10% of a taxpayer's qualified expenses for exterior work to the designated resource. The work must be done pursuant to a Historic Area Work Permit or for ordinary maintenance over \$1000. State and federal tax credits may also be available.
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Please do not hesitate to call the number below for assistance. We suggest you keep this letter for reference.

Sincerely,



Sandra L. Youla AICP
Senior Planner/Historic Preservation

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Functional Planning and Policy Division, Historic Preservation Section, 301-563-3400, Fax: 301-563-3412
8787 Georgia Avenue Street, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org

Select laws:

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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/8-1, MC 12-00936685 (12-0936982)
Montgomery Methodist Church Cemetery
28211 Kemptown Road
Damascus, MD 20872

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/08-1 MONTGOMERY CHAPEL METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation.**

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)	Land Owner of Record or Controlling Authority
15/08-1	Montgomery Chapel Methodist Protestant Church and Cemetery ^{1,2}	28201 Kemptown Rd	12-01876507 (P922)	St. Thomas Jacobite Center of Greater Washington DC
		28211 Ridge Rd	12-00936685 (P915)	Montgomery Methodist Church
		28215 Ridge Rd	12-00936982 (P867)	Montgomery Methodist Church
		Kemptown Rd (State Rt. 80)	Right-of-way	State Highway Administration
		Ridge Rd (State Rt. 27)	Right-of-way	State Highway Administration

¹The church building is currently known as St. Thomas Orthodox Syrian Church.

²The resource was considered both for inclusion in Clagettville Historic District (15/08) and as an individual site (15/08-1). The County Council decided not to designate any historic district for Clagettville and instead designated Montgomery Chapel Methodist Protestant Church and Cemetery as an individual site.

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Sincerely,



Sandra L. Youla AICP
Senior Planner/Historic Preservation

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8787 Georgia Avenue Street, Silver Spring, Maryland 20910
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/8-1, MC 12-01876507
 St. Thomas Orthodox Syrian Church
 28201 Kemptown Road
 Damascus, MD 20872-1324

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/08-1 MONTGOMERY CHAPEL METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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¹ The church building is currently known as St. Thomas Orthodox Syrian Church.

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Please do not hesitate to call the number below for assistance. We suggest you keep this letter for reference.

Sincerely,



Sandra L. Youla AICP

Senior Planner/Historic Preservation

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

February 14, 2013

15/13, MC 12-00937510
 Timothy E. Mullinix
 27001 Long Corner Road
 Damascus, MD 20872.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/13 SHIPLEY-MULLINIX FARM -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
15/13	Shipley-Mullinix Farm	27001 Long Corner Road	12-00937510

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

February 14, 2013

15/17, MC 01-00010180
 Kevin and Manuela Le Vaca et al
 26301 Mullinix Mill Road
 Mt. Airy, MD 21771.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/17 SARAH BRANDENBURG FARM -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
15/17	Sarah Brandenburg Farm	26301 Mullinix Mill Rd	12-00010180 (part)

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

February 14, 2013

15/20, MC 01-00006405
 Mt. Lebanon Church Association
 c/o Patricia M. Thornton
 26120 Kings Valley Road
 Damascus, MD 20872-1633.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/20 MT. LEBANON METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
15/20	Mt. Lebanon Methodist Protestant Church and Cemetery ¹	8115 Damascus Rd	12-00006405

¹ The church is now known as Mt. Lebanon Fellowship.

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Department of Permitting Service will not release a building permit for any project requiring a HAWP until the HAWP has been issued.

- **Rehabilitation Tax Incentives:** A county real property tax credit is available to taxpayers in an amount equal to 10% of a taxpayer's qualified expenses for exterior work to the designated resource. The work must be done pursuant to a Historic Area Work Permit or for ordinary maintenance over \$1000. State and federal tax credits may also be available.
- **Historic Status Disclosure Requirement:** An owner of a resource on the Locational Atlas or Master Plan for Historic Preservation must disclose the property's historic status to each prospective buyer before the buyer signs a contract for sale of the property. Prospective buyers must indicate, by signing an addendum to the contract or a separate section of the contract, that the seller has made such disclosure and that the buyer understands that special restrictions on land uses and physical changes may apply to the property.

Thank you for your time and cooperation during the historic resource evaluation process. Helpful links and references are shown below. The Approved and Adopted Amendment will be published shortly and will then be available online at the Upper Patuxent link below and for purchase at our Information Counter (street address below; phone 301-495-4610). The Upper Patuxent link also contains project background, a record of events, supporting documents, and a summary table showing the final status of all resources evaluated for the amendment.

Please do not hesitate to call the number below for assistance. We suggest you keep this letter for reference.

Sincerely,



Sandra L. Youla AICP

Senior Planner/Historic Preservation

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- Historic Preservation Tax Credits:
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/20, MC 01-00006405
 Mt. Lebanon Fellowship
 8115 Damascus Road
 Damascus, MD 20882

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/20 MT. LEBANON METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
15/20	Mt. Lebanon Methodist Protestant Church and Cemetery ¹	8115 Damascus Rd	12-00006405

¹The church is now known as Mt. Lebanon Fellowship.

Resources that are designated on the Master Plan for Historic Preservation are subject to provisions of law designed to preserve and protect them, including but not limited to the following:

- **Historic Area Work Permit Requirement:** A Historic Area Work Permit (HAWP) must be issued before certain changes may be made to the exterior of buildings, structures, and features within the environmental setting of the designated resource. Certain exceptions apply, including for ordinary maintenance, customary farming operations, and certain customary cemetery practices. (For information about the preservation of cemeteries, see <http://mht.maryland.gov/cemeteries.html>.) Please contact the Historic Preservation Office at the number below to discuss your plans before you make changes or file an application for a HAWP.

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Department of Permitting Service will not release a building permit for any project requiring a HAWP until the HAWP has been issued.

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

February 14, 2013

15/20, MC 01-00006405
 Pastor Don Carpenter
 9300 Holsey Road
 Damascus, MD 20872-4916

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/20 MT. LEBANON METHODIST PROTESTANT CHURCH AND CEMETERY -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, MC 01 – 00003253
 Enrique M & Eileen J Mencia
 2614 Brighton Dam Road
 Brookeville, MD 20833.

Dear Property Owner, Occupant, and other Interested Party:

**NOTIFICATION OF THE FINAL STATUS OF 15/29 ETCHISON HISTORIC DISTRICT --
 A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC
 PRESERVATION**

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Resource No. and Name	Major Building, Structure, or Feature on Parcel	Address or Right-of-Way of Name	Land ID (Tax Account No. or Right-of-Way)	Final Status ¹
15/29 Etchison Historic District	Walter and Ida Allnutt House	6920 Damascus Rd	01-00000157 (Parcel P909)	Designated on MPHP Contributing to District
	Nettie Hawkins Store (Etchison Store)	7000 Damascus Rd	01-00002486 (Parcel P805)	Designated on MPHP Contributing to District
	Etchison-Hawkins House	7004 Damascus Rd		
	Hawkins Feed Store	24230 Laytonsville Rd		
	Thomas F. Hawkins House	7010 Damascus Rd	01-00000501 (Parcel P707)	Designated on MPHP Contributing to District
	Hipsley-Hawkins House	24220 Laytonsville Rd	01-00003253 (Parcel P817)	Designated on MPHP Contributing to District
	William and Pearl Moore House	24221 Laytonsville Rd	01-00007160 (Parcel P802)	Designated on MPHP Contributing to District
	--	Laytonsville Rd (State Rt 108)	Right-of-way	Within designated historic district

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Functional Planning and Policy Division, Historic Preservation Section, 301-563-3400, Fax: 301-563-3412
 8787 Georgia Avenue Street, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org

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Sandra L. Youla AICP
Senior Planner/Historic Preservation

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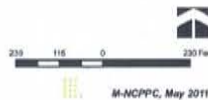
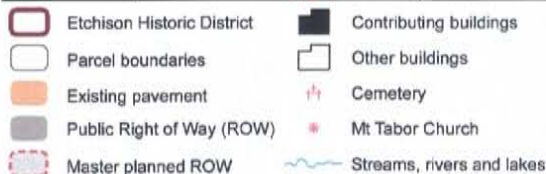
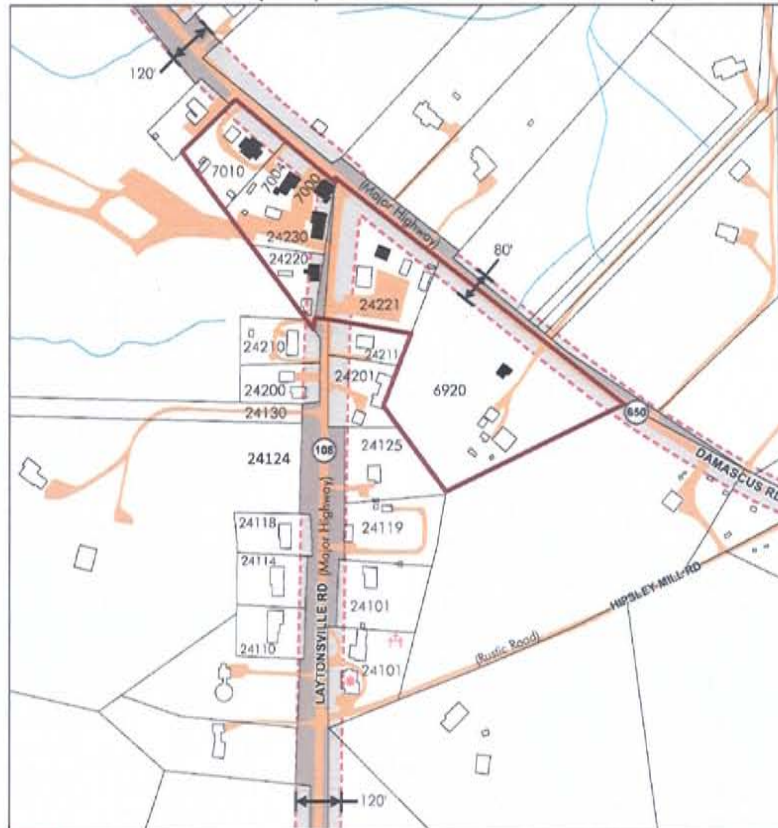
State: http://mht.maryland.gov/taxcredits_homeowner.html

Select laws:

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AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

Etchison Historic District (15/29) HPC & PB Recommendation (5 Tax Parcels)



Note: Parcels or lots with street numbers were evaluated for inclusion in the district by the Historic Preservation Commission, Planning Board, or Council.



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, MC 01 – 00002486
Mencia Enterprises LLC
2614 Brighton Dam Road
Brookeville, MD 20833.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/29 ETCHISON HISTORIC DISTRICT -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

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Resource No. and Name	Major Building, Structure, or Feature on Parcel	Address or Right-of-Way of Name	Land ID (Tax Account No. or Right-of-Way)	Final Status ¹
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	Hawkins Feed Store	24230 Laytonsville Rd		
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	Hipsley-Hawkins House	24220 Laytonsville Rd	01-00003253 (Parcel P817)	Designated on MPHP Contributing to District
	William and Pearl Moore House	24221 Laytonsville Rd	01-00007160 (Parcel P802)	Designated on MPHP Contributing to District
	--	Laytonsville Rd (State Rt 108)	Right-of-way	Within designated historic district

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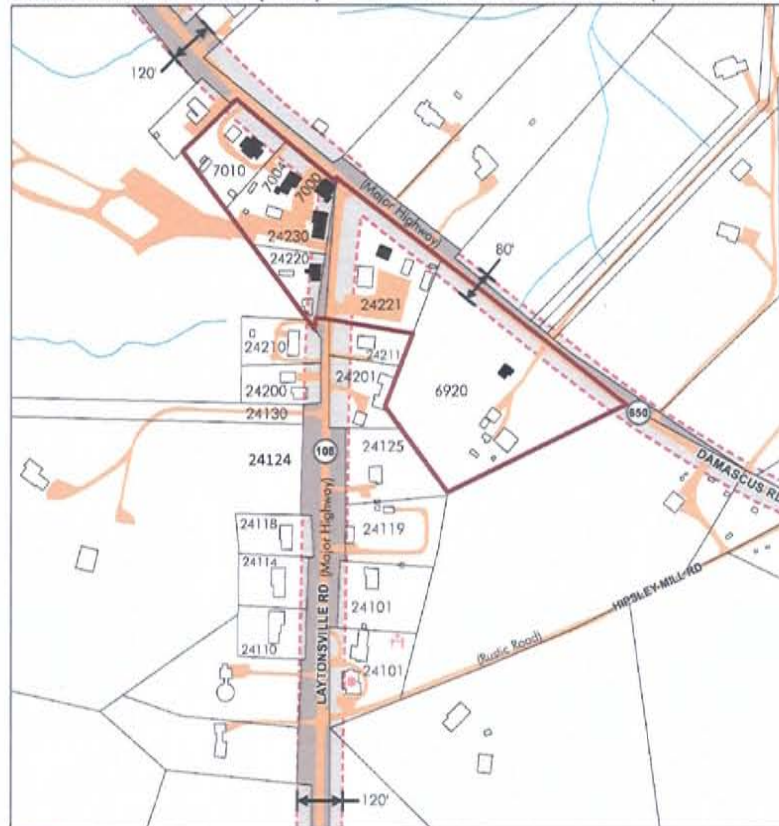
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AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

Etchison Historic District (15/29) HPC & PB Recommendation (5 Tax Parcels)



- | | |
|----------------------------|---------------------------|
| 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 |



Note: Parcels or lots with street numbers were evaluated for inclusion in the district by the Historic Preservation Commission, Planning Board, or Council.



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

February 14, 2013

15/29, MC 01 – 00000501
 Enrique Mencia
 2614 Brighton Dam Road
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Senior Planner/Historic Preservation

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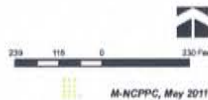
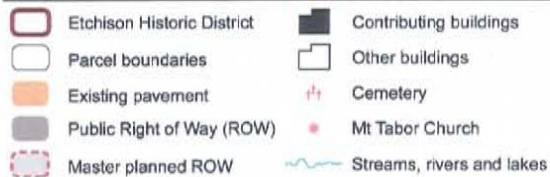
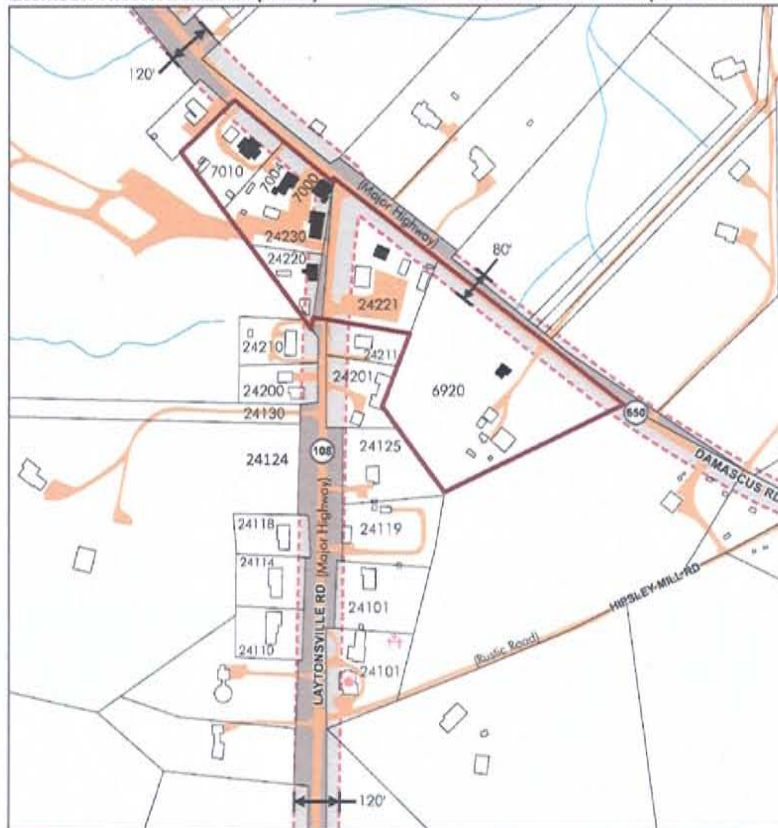
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AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

Etchison Historic District (15/29) HPC & PB Recommendation (5 Tax Parcels)



Note: Parcels or lots with street numbers were evaluated for inclusion in the district by the Historic Preservation Commission, Planning Board, or Council.



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

February 14, 2013

15/29, MC 01 – 00007160
 Laytonsville LLC, c/o Ram Investment
 214 Main Street
 Woodbridge, NJ 70951.

Dear Property Owner, Occupant, and other Interested Party:

**NOTIFICATION OF THE FINAL STATUS OF 15/29 ETCHISON HISTORIC DISTRICT --
 A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC
 PRESERVATION**

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 8787 Georgia Avenue Street, Silver Spring, Maryland 20910
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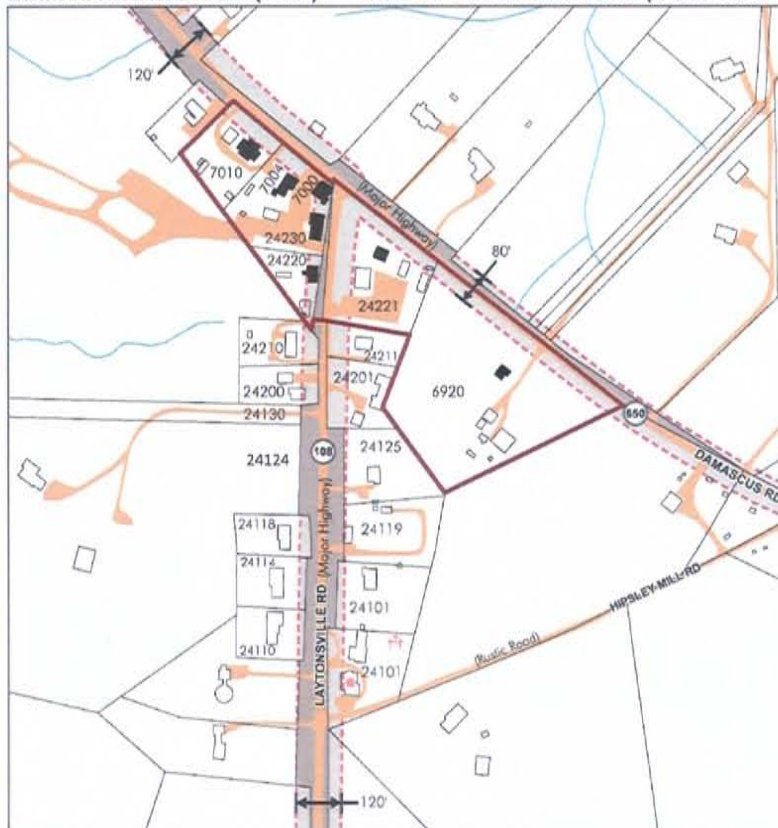
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AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

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- | | |
|----------------------------|---------------------------|
| Etchison Historic District | Contributing buildings |
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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, MC 01 – 00000157
Robert L Allnutt
6920 Damascus Road
Gaithersburg, MD 20882

Dear Property Owner, Occupant, and other Interested Party:

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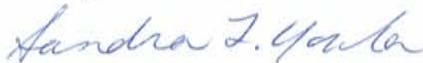
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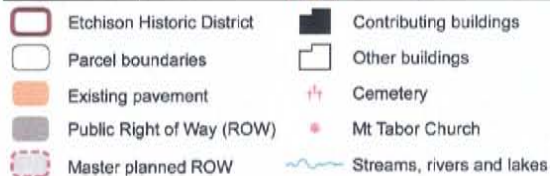
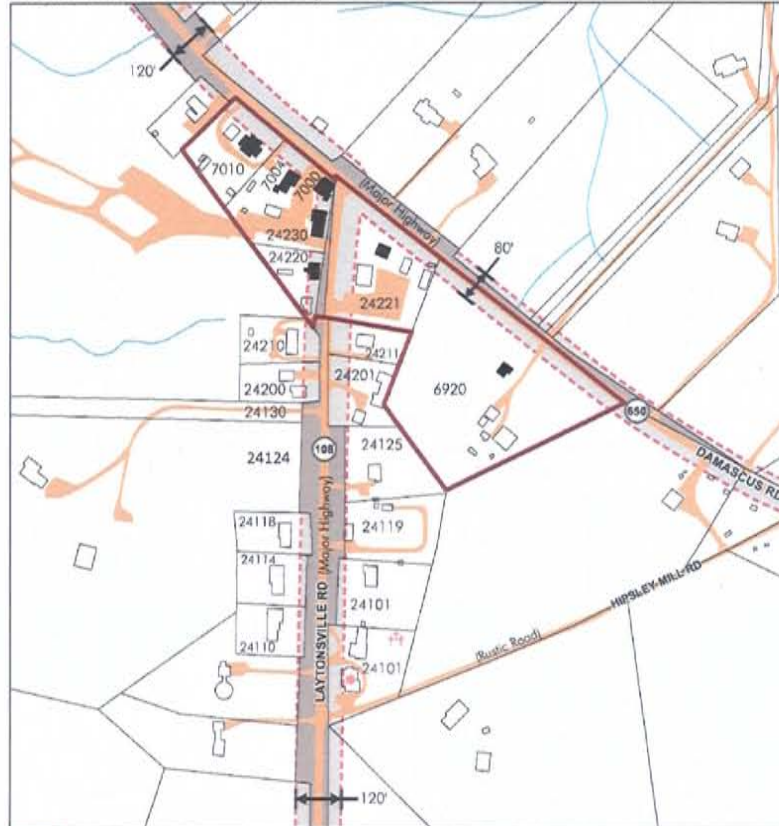
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, Rt 108 (Laytonsville Road)
 John Thomas, SHA
 707 N. Calvert St.
 Mail Stop C-502
 Baltimore, MD 21202.

Dear Property Owner, Occupant, and other Interested Party:

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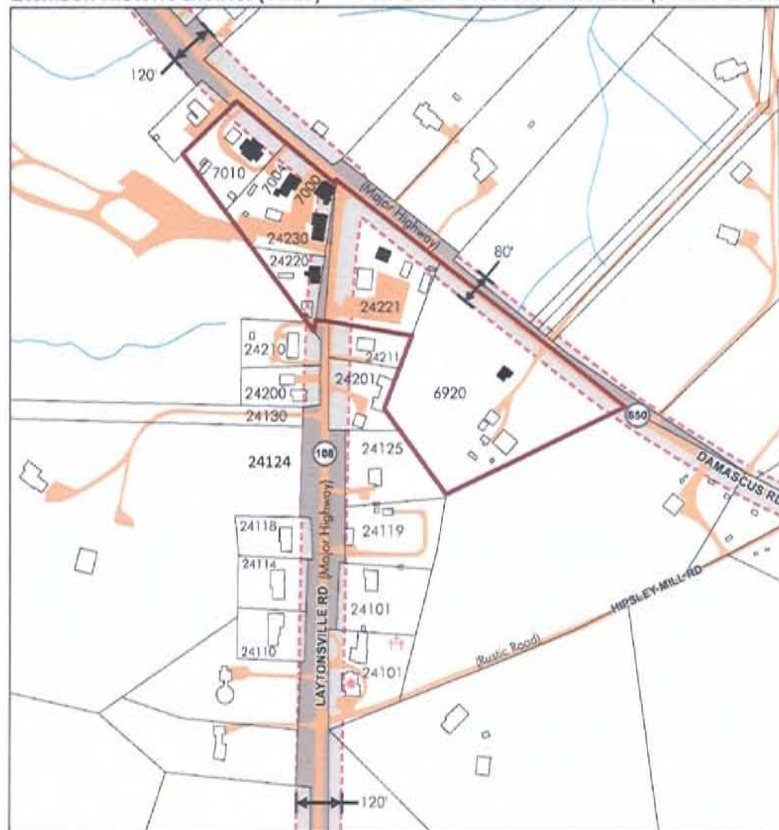
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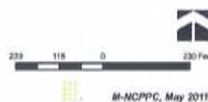
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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, MC 01 – 00003253
Resident
24220 Laytonsville Road
Gaithersburg, MD 20882

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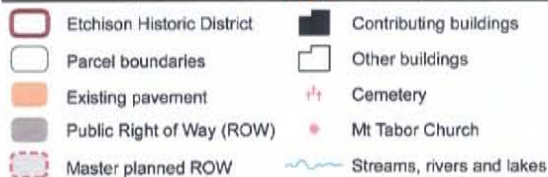
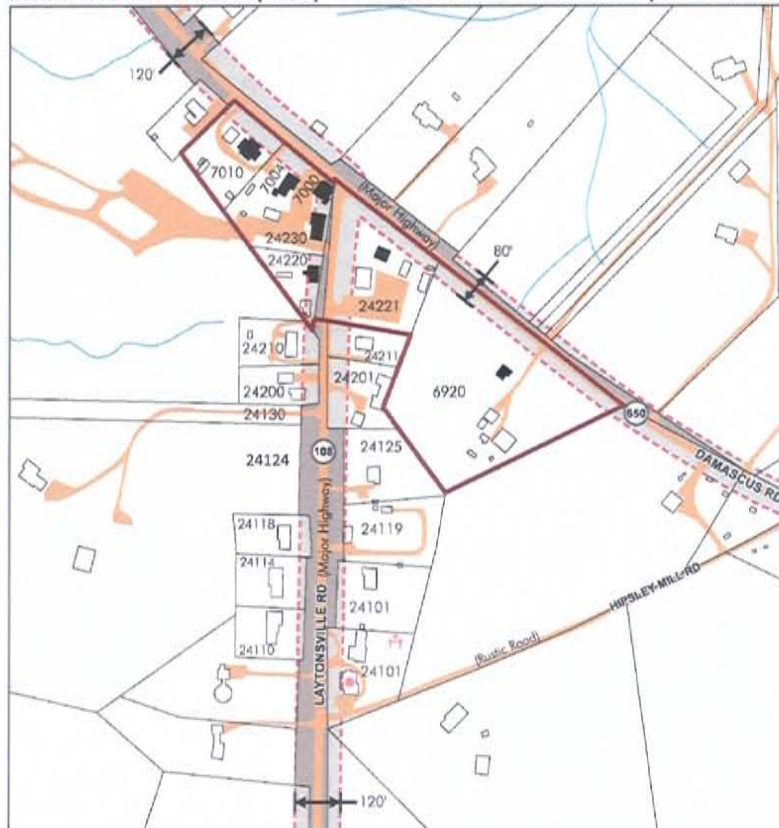
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AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

Etchison Historic District (15/29) HPC & PB Recommendation (5 Tax Parcels)



Note: Parcels or lots with street numbers were evaluated for inclusion in the district by the Historic Preservation Commission, Planning Board, or Council.





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

February 14, 2013

15/29, MC 01 – 00002486
Cycle Connection/Resident
24230 Olney Laytonsville Road
Gaithersburg, MD 20882

Dear Property Owner, Occupant, and other Interested Party:

**NOTIFICATION OF THE FINAL STATUS OF 15/29 ETCHISON HISTORIC DISTRICT --
A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC
PRESERVATION**

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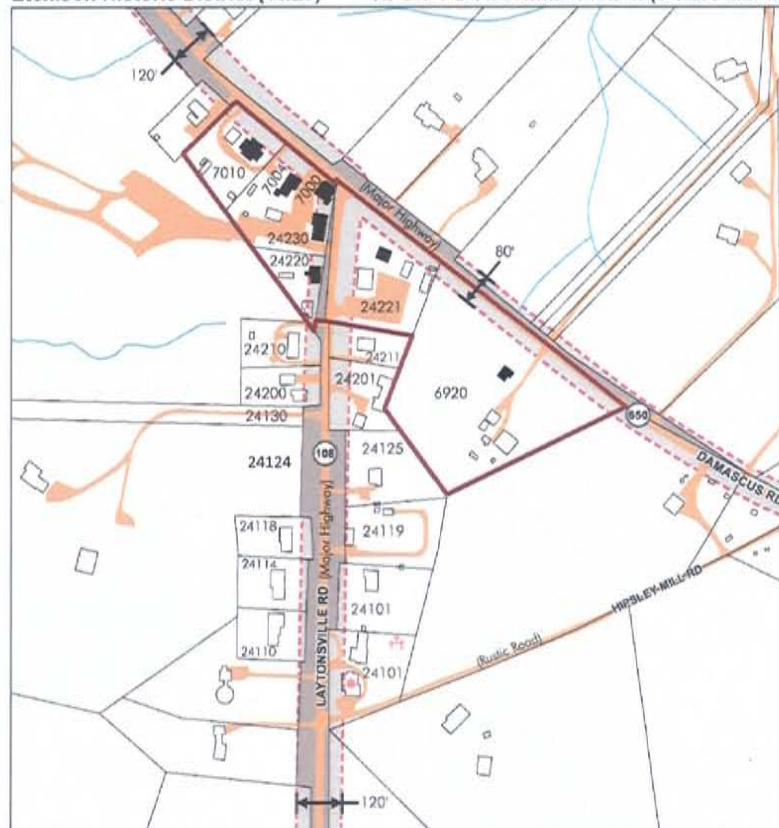
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AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

Etchison Historic District (15/29) HPC & PB Recommendation (5 Tax Parcels)



- | | |
|----------------------------|---------------------------|
| 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 |



M-NCPPC, May 2011

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

February 14, 2013

15/29, MC 01 – 00000501
Resident
7010 Damascus Road
Gaithersburg, MD 20882

Dear Property Owner, Occupant, and other Interested Party:

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8787 Georgia Avenue Street, Silver Spring, Maryland 20910
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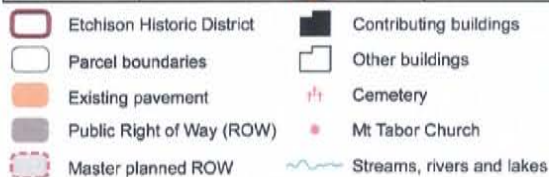
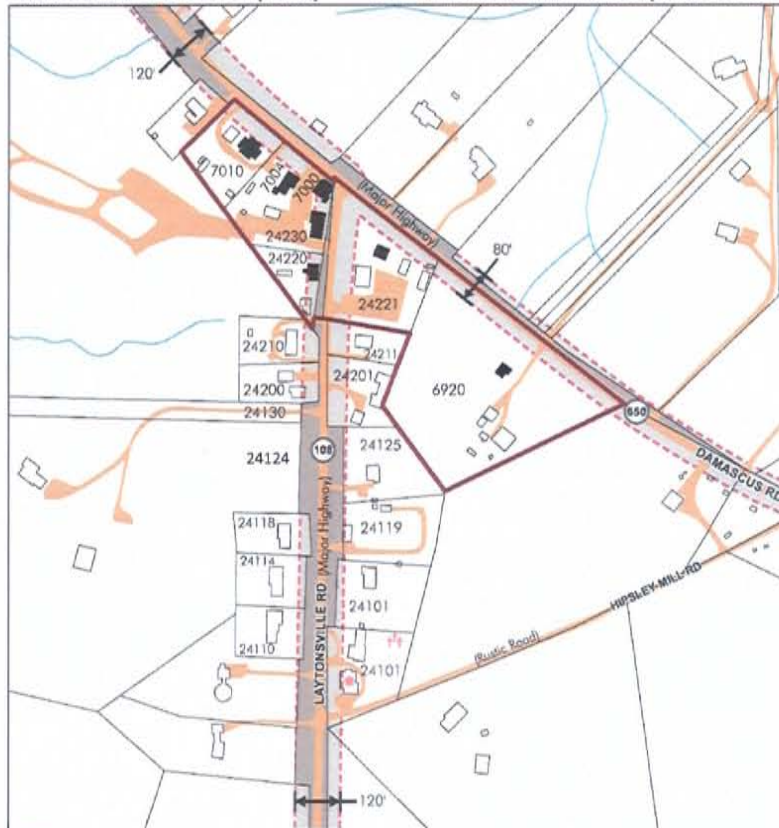
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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, MC 01 – 00007160
Laytonsville LLC/Resident
24221 Laytonsville Road
Gaithersburg, MD 20882.

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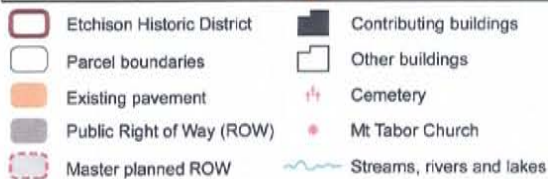
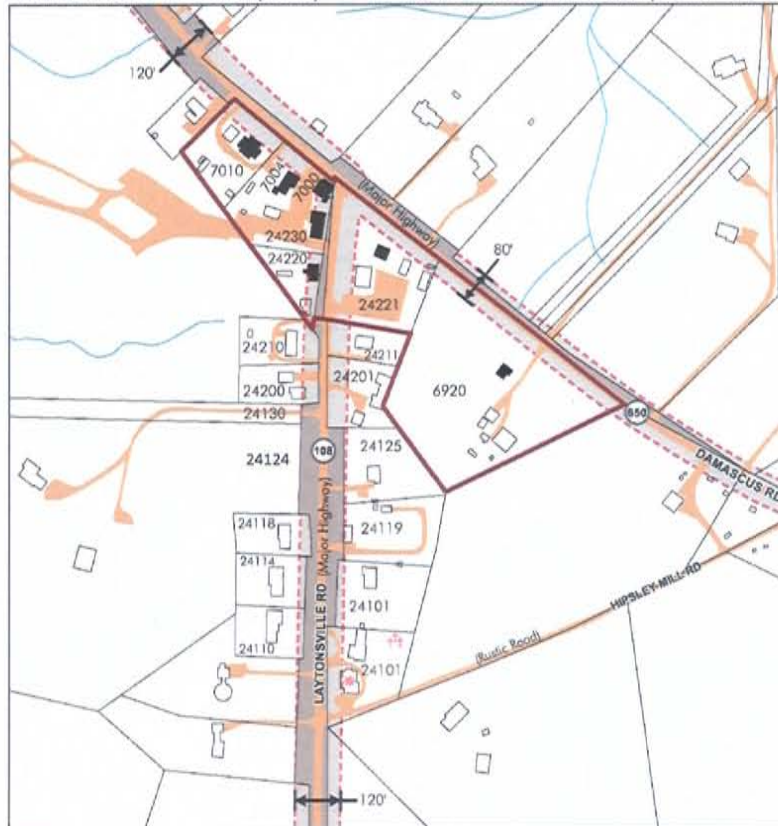
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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, MC 01-00002486
Etchison Country Store/Resident
7000 Damascus Road
Gaithersburg, MD 20822

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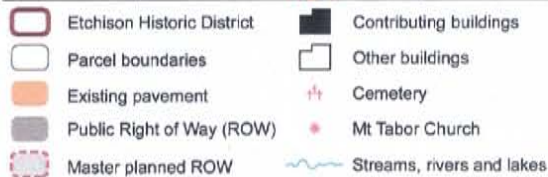
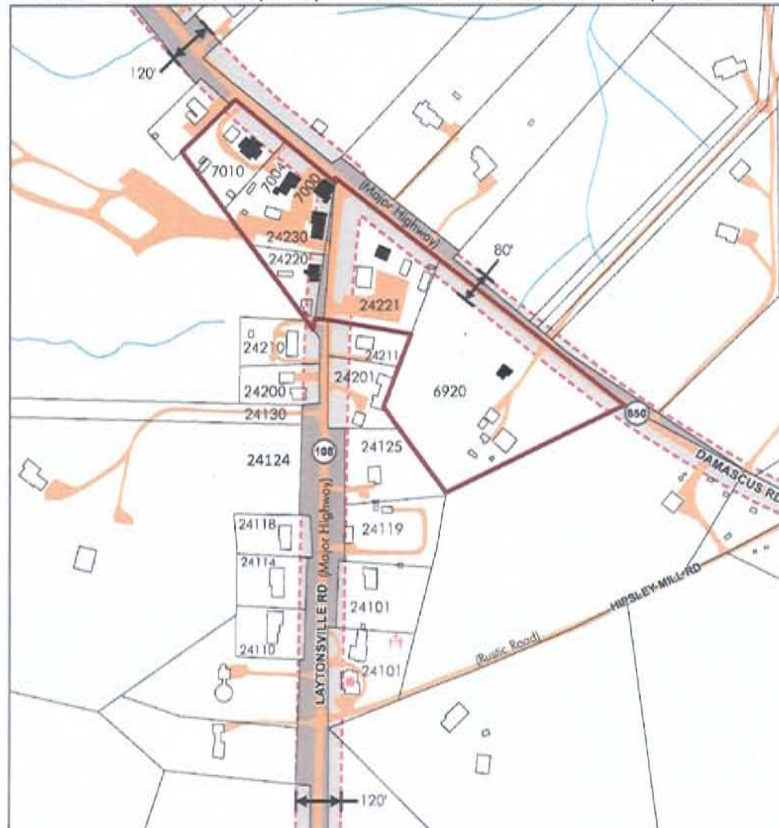
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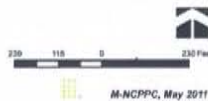
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- Code of Montgomery County Regulations, Chapter 33A. Planning Procedures

AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

Etchison Historic District (15/29) HPC & PB Recommendation (5 Tax Parcels)



Note: Parcels or lots with street numbers were evaluated for inclusion in the district by the Historic Preservation Commission, Planning Board, or Council.





MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/29, MC 01-00002486
Greenlink, Inc./Resident
7004 Damascus Road
Gaithersburg, MD 20882

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/29 ETCHISON HISTORIC DISTRICT -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was designated as a historic district on the Master Plan for Historic Preservation. The district consists of five tax parcels (plus right-of-way), as recommended by the Historic Preservation Commission and the Planning Board. See page 4 of this letter for a map.

Resource No. and Name	Major Building, Structure, or Feature on Parcel	Address or Right-of-Way of Name	Land ID (Tax Account No. or Right-of-Way)	Final Status ¹
15/29 Etchison Historic District	Walter and Ida Allnutt House	6920 Damascus Rd	01-00000157 (Parcel P909)	Designated on MPHP Contributing to District
	Nettie Hawkins Store (Etchison Store)	7000 Damascus Rd	01-00002486 (Parcel P805)	Designated on MPHP Contributing to District
	Etchison-Hawkins House	7004 Damascus Rd		
	Hawkins Feed Store	24230 Laytonsville Rd		
	Thomas F. Hawkins House	7010 Damascus Rd	01-00000501 (Parcel P707)	Designated on MPHP Contributing to District
	Hipsley-Hawkins House	24220 Laytonsville Rd	01-00003253 (Parcel P817)	Designated on MPHP Contributing to District
	William and Pearl Moore House	24221 Laytonsville Rd	01-00007160 (Parcel P802)	Designated on MPHP Contributing to District
	--	Laytonsville Rd (State Rt 108)	Right-of-way	Within designated historic district

¹ MPHP means Master Plan for Historic Preservation. Contributing to District means that the parcel contains known buildings, structures, or features that contribute to the district's architectural and historical significance.

Resources that are designated on the Master Plan for Historic Preservation are subject to provisions of law designed to preserve and protect them, including but not limited to the following:

- **Historic Area Work Permit Requirement:** A Historic Area Work Permit (HAWP) must be issued before certain changes may be made to the exterior of buildings, structures, and features within the environmental setting of the

Functional Planning and Policy Division, Historic Preservation Section, 301-563-3400, Fax: 301-563-3412

8787 Georgia Avenue Street, Silver Spring, Maryland 20910

www.MontgomeryPlanning.org

designated resource. Certain exceptions apply, including for ordinary maintenance and customary farming operations. Please contact the Historic Preservation Office at the number below to discuss your plans before you make changes or file an application for a HAWP.

The Historic Preservation Commission reviews HAWP applications for compliance with the Historic Preservation Ordinance, the Secretary of Interior's Standards and Guidelines, countywide historic resource design guidelines, any district-specific guidelines, and the relevant amendment. The amendment includes statements of the architectural and historic significance of the resource and information (text and map) about the environmental setting or historic district boundary. The Historic Preservation Commission's authority extends only to areas on a property within the environmental setting or historic district boundary. The Historic Preservation Commission must make a decision on the HAWP application within 45 days of filing or 15 days after the record is closed, whichever is earlier. The Department of Permitting Service will not release a building permit for any project requiring a HAWP until the HAWP has been issued.

- **Rehabilitation Tax Incentives:** A county real property tax credit is available to taxpayers in an amount equal to 10% of a taxpayer's qualified expenses for exterior work to the designated resource. The work must be done pursuant to a Historic Area Work Permit or for ordinary maintenance over \$1000. State and federal tax credits may also be available.
- **Historic Status Disclosure Requirement:** An owner of a resource on the Locational Atlas or Master Plan for Historic Preservation must disclose the property's historic status to each prospective buyer before the buyer signs a contract for sale of the property. Prospective buyers must indicate, by signing an addendum to the contract or a separate section of the contract, that the seller has made such disclosure and that the buyer understands that special restrictions on land uses and physical changes may apply to the property.

Thank you for your time and cooperation during the historic resource evaluation process. Helpful links and references are shown below. The Approved and Adopted Amendment will be published shortly and will then be available online at the Upper Patuxent link below and for purchase at our Information Counter (street address below; phone 301-495-4610). The Upper Patuxent link also contains project background, a record of events, supporting documents, and a summary table showing the final status of all resources evaluated for the amendment.

Please do not hesitate to call the number below for assistance. We suggest you keep this letter for reference.

Sincerely,



Sandra L. Youla AICP
Senior Planner/Historic Preservation

Helpful Links:

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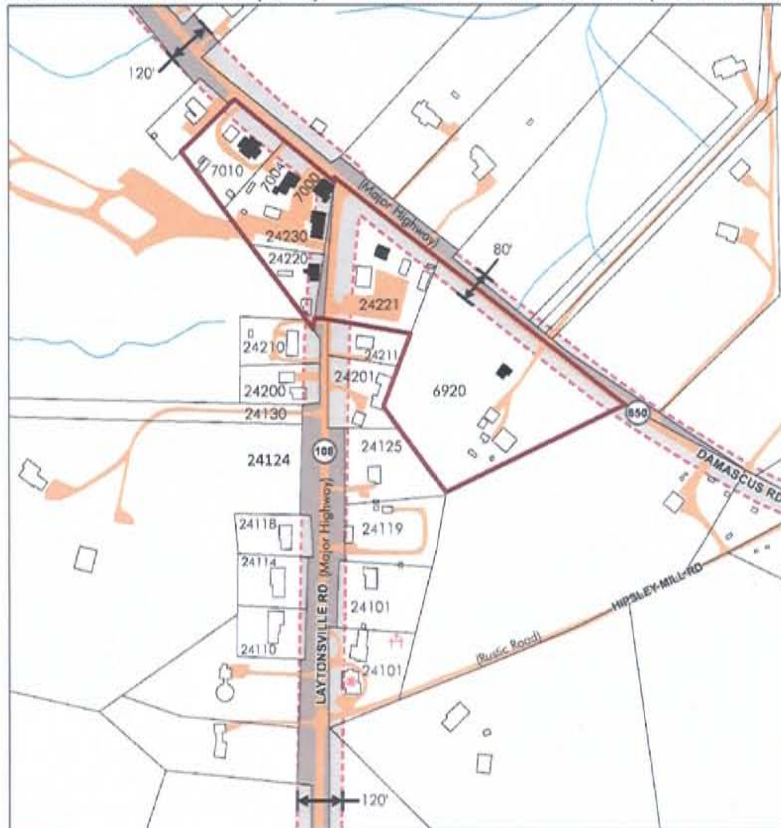
State: http://mht.maryland.gov/taxcredits_homeowner.html

Select laws:

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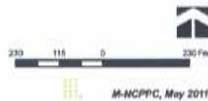
AS APPROVED BY COUNCIL AND ADOPTED BY M-NCPPC --

Etchison Historic District (15/29) HPC & PB Recommendation (5 Tax Parcels)



- | | |
|----------------------------|---------------------------|
| Etchison Historic District | Contributing buildings |
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| Public Right of Way (ROW) | Mt Tabor Church |
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Note: Parcels or lots with street numbers were evaluated for inclusion in the district by the Historic Preservation Commission, Planning Board, or Council.





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

February 14, 2013

15/29, MC 01-00002486
 Green Link, Inc/Resident
 P.O. Box 299
 Damascus, MD 20872

Dear Property Owner, Occupant, and other Interested Party:

**NOTIFICATION OF THE FINAL STATUS OF 15/29 ETCHISON HISTORIC DISTRICT --
 A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC
 PRESERVATION**

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Sandra L. Youla AICP
Senior Planner/Historic Preservation

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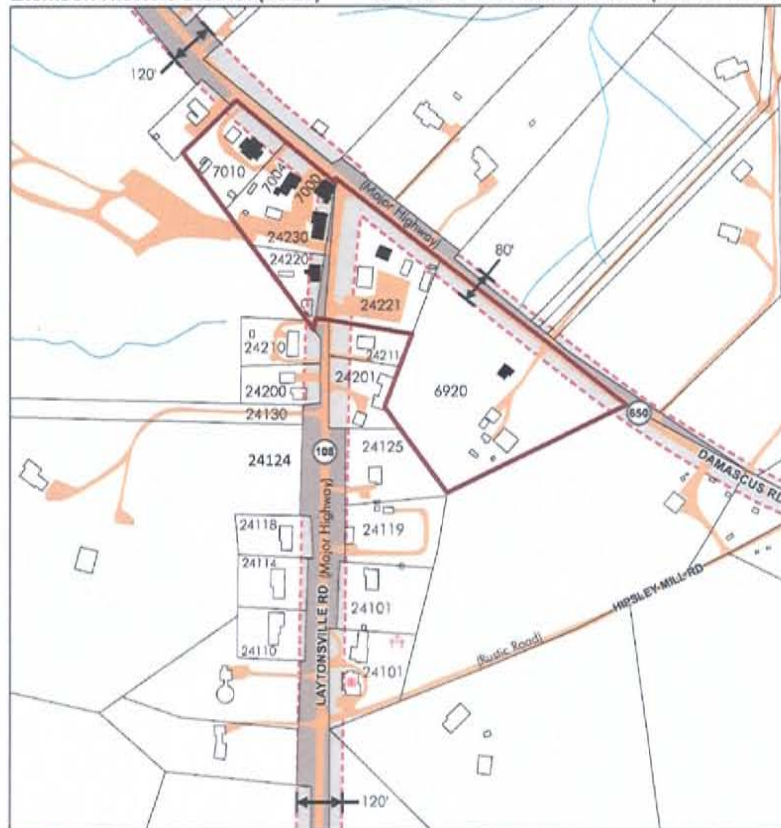
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 27, 2013

15/71, MC 01-00009374
 Christina M. Van Norman/Resident Curator
 24724 Hipsley Mill Road
 Gaithersburg, MD 20882

Dear Property Owner, Occupant, and other Interested Party:

**NOTIFICATION OF THE FINAL STATUS OF 15/71 CHROBOT HOUSE (MARGARET PRICE HOUSE) –
 A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION**

On September 18, 2012, the Montgomery County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address	Tax Account No.	Land Owner/ Resident Curator
15/71	Chrobot House ¹ (Margaret Price House)	24724 Hipsley Mill Rd Gaithersburg, MD 20882 (Patuxent State Park)	01-00009374	Maryland Department of Natural Resources/ Christina M. Van Norman

¹Historic resource that was not on the original 1976 *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*, but was added to the Locational Atlas by the Planning Board during a PB worksession (11.4.2010). The Locational Atlas is an inventory of resources that may, upon evaluation, be found to have architectural or historic significance. Once designated on the Master Plan for Historic Preservation, a resource is no longer on the Locational Atlas.

Resources designated on the Master Plan for Historic Preservation normally are subject to county laws designed to preserve and protect them, as described in Attachment A. However, the Chrobot House is located on state land, and state and federal laws govern. Therefore, please note the following.

- **Project Review:** County historic area work permit requirements do not apply. However, we request that our office be registered as a consulting party and notified of proposed changes to the resource under applicable state and federal review processes, including:
 - mandatory referral reviews, per Land Use Article §§20-301 to 20-306 of the Annotated Code of Maryland and Montgomery County Planning Department Uniform Standards for Mandatory Referral Review. Mandatory referrals are required for many activities by public officials, boards, and bodies that affect land under the jurisdiction of the Maryland-National Capital Park and Planning Commission;
 - Section 5A reviews, per the Maryland Historical Trust Act of 1985, as amended, State Finance and Procurement Article §§5A-325 and 5A-326 of the Annotated Code of Maryland. Section 5A reviews are required for projects undertaken by the state or activities that receive state financial assistance, licenses, or permits, in order to mitigate adverse impacts on historic resources; and

- Section 106 reviews, per Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800. Section 106 reviews are required for federal undertakings in order to mitigate adverse impacts on historic resources:
- **Historic Status Disclosure:** County historic status disclosure requirements do not apply. However, we ask that if the state puts the property up for sale, it inform prospective purchasers that the property contains a historic resource that is designated on the Master Plan for Historic Preservation and subject to special provisions.
- **Tax Credits:** Per the Montgomery County Finance Department, the land on which the Chrobot House is located currently is exempt from state and county real property tax, and hence there is no county tax liability against which to apply the county tax credit for qualified maintenance and rehabilitation expenses.

The Chrobot House is being rehabilitated under the Department of Natural Resources' resident curator program, and we commend the fine efforts to date. The house is a vernacular Germanic building type that is of frame construction and banked into the hillside, with an exposed stone foundation on the front façade, and two front doors leading into a basement kitchen. This building type is rare in Montgomery County. We thus are eager to see it preserved for future generations and, as noted, wish to be consulted in ongoing reviews of proposed changes to the resource. We understand that a contract between the resident curator and the Department of Natural Resources governs the terms of the curatorship, including the scope, schedule, and anticipated curator expenditures for the rehabilitation of Chrobot House. We further understand that curators are expected to open their homes to the public three to five times a year, but that alternative forms of public access are being explored, such as providing online information. Our office would be happy to make our research available for that purpose.

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Sincerely,



Sandra L. Youla AICP

Senior Planner/Historic Preservation

Distribution List:

Christina Van Norman/ Resident Curator
 Emily Burrows/ Program Manager/Resident Curator Program/Department of Natural Resources
 Charles Mazurek/ Engineering and Construction/Department of Natural Resources
 Property Owner/ Department of Natural Resources
 Beth Cole/Administrator/Project Review/Maryland Historical Trust
 Robert Rosenbush/Planner/Communications and Intergovernmental Affairs/Maryland Department of Planning

Attachments:

- A: Summary of Select Montgomery County Provisions of Laws to Preserve and Protect Resources Designated on the Master Plan for Historic Preservation
- B: Helpful Links and Reference

ATTACHMENT A: Summary of Select Montgomery County Provisions of Law to Preserve and Protect Resources Designated on the Master Plan for Historic Preservation

(Note: not currently applicable to Master Plan site 15/71 Chrobot House)

Resources that are designated on the *Master Plan for Historic Preservation in Montgomery County, Maryland* are subject to provisions of law designed to preserve and protect them, including but not limited to the following:

- **Rehabilitation Tax Incentives:** Per Montgomery County Code, Chapter 52, Article VI. Historic Preservation Tax Credits, a county real property tax credit is available to taxpayers in an amount equal to 10% of a taxpayer's qualified expenses for exterior work to the designated resource. The work must be done pursuant to a Historic Area Work Permit or for ordinary maintenance over \$1000. State and federal tax credits may also be available.
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The Historic Preservation Commission reviews HAWP applications for compliance with the Historic Preservation Ordinance, the Secretary of Interior's Standards and Guidelines, countywide historic resource design guidelines, any district-specific guidelines, and the relevant amendment. The amendment includes statements of the architectural and historic significance of the resource and information (text and map) about the environmental setting or historic district boundary. The Historic Preservation Commission's authority extends only to areas on a property within the environmental setting or historic district boundary. The Historic Preservation Commission must make a decision on the HAWP application within 45 days of filing or 15 days after the record is closed, whichever is earlier. The Department of Permitting Service will not release a building permit for any project requiring a HAWP until the HAWP has been issued.

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- Historic Preservation Tax Credits:
County: http://www.montgomeryplanning.org/historic/grants/tax_credit_programs.shtm
State: http://mht.maryland.gov/taxcredits_homeowner.html
- Mandatory Referral Reviews:
<http://www.montgomeryplanning.org/development/mandatoryreferrals.shtm>
http://www.montgomeryplanning.org/info/mr_standards.pdf (Uniform Standards for Mandatory Referral Review)
<http://planning.maryland.gov/OurWork/InterGovernmentalMonitor.shtm> (State Clearinghouse/Intergovernmental Monitor)
- Section 106 and Section 5A Reviews:
http://mht.maryland.gov/projectreview_agencies.html

Select laws, regulations, and policies:

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- Maryland Historical Trust Act of 1985, as amended, Annotated Code of Maryland, State Finance and Procurement Article, §§5A-325 and 5A-326 (re: reviews by Maryland Historical Trust of state undertakings affecting historic resources)
- Section 106 of the National Historic Preservation Act of 1966, as amended, 16 USC 470 (re: reviews by Maryland Historical Trust of federal undertakings affecting historic resources)
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 27, 2013

15/71, MC 01-00009374
 Emily Burrows/Curatorship Mgr.
 Dept. of Natural Resources
 580 Taylor Ave, E-4
 Annapolis, MD 21401.

Dear Property Owner, Occupant, and other Interested Party:

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

February 27, 2013

15/71, MC 01-00009374
Charles Mazurek, E-4
Dept. of Natural Resources
580 Taylor Avenue
Annapolis, MD 21401.

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A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION**

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The resource below was **designated as a site on the Master Plan for Historic Preservation**.

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Resources designated on the Master Plan for Historic Preservation normally are subject to county laws designed to preserve and protect them, as described in Attachment A. However, the Chrobot House is located on state land, and state and federal laws govern. Therefore, please note the following.

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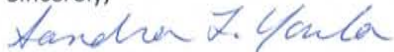
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 27, 2013

15/71, MC 01-00009374
 St. of Md. for Dept. of Nat. Resources
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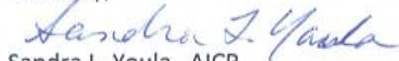
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 27, 2013

15/71, MC 01-00009374
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 27, 2013

15/71, MC 01-00009374
 Linda Janey/State Clearinghouse
 Maryland Dept. of Planning
 301 W. Preston Street
 Baltimore, MD 21201-2365

Dear Property Owner, Occupant, and other Interested Party:

**NOTIFICATION OF THE FINAL STATUS OF 15/71 CHROBOT HOUSE (MARGARET PRICE HOUSE) –
 A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION**

On September 18, 2012, the Montgomery County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address	Tax Account No.	Land Owner/ Resident Curator
15/71	Chrobot House ¹ (Margaret Price House)	24724 Hipsley Mill Rd Gaithersburg, MD 20882 (Patuxent State Park)	01-00009374	Maryland Department of Natural Resources/ Christina M. Van Norman

¹Historic resource that was not on the original 1976 *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*, but was added to the Locational Atlas by the Planning Board during a PB worksession (11.4.2010). The Locational Atlas is an inventory of resources that may, upon evaluation, be found to have architectural or historic significance. Once designated on the Master Plan for Historic Preservation, a resource is no longer on the Locational Atlas.

Resources designated on the Master Plan for Historic Preservation normally are subject to county laws designed to preserve and protect them, as described in Attachment A. However, the Chrobot House is located on state land, and state and federal laws govern. Therefore, please note the following.

- **Project Review:** County historic area work permit requirements do not apply. However, we request that our office be registered as a consulting party and notified of proposed changes to the resource under applicable state and federal review processes, including:
 - mandatory referral reviews, per Land Use Article §§20-301 to 20-306 of the Annotated Code of Maryland and Montgomery County Planning Department Uniform Standards for Mandatory Referral Review. Mandatory referrals are required for many activities by public officials, boards, and bodies that affect land under the jurisdiction of the Maryland-National Capital Park and Planning Commission;
 - Section 5A reviews, per the Maryland Historical Trust Act of 1985, as amended, State Finance and Procurement Article §§5A-325 and 5A-326 of the Annotated Code of Maryland. Section 5A reviews are required for projects undertaken by the state or activities that receive state financial assistance, licenses, or permits, in order to mitigate adverse impacts on historic resources; and

- Section 106 reviews, per Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800. Section 106 reviews are required for federal undertakings in order to mitigate adverse impacts on historic resources.
- **Historic Status Disclosure:** County historic status disclosure requirements do not apply. However, we ask that if the state puts the property up for sale, it inform prospective purchasers that the property contains a historic resource that is designated on the Master Plan for Historic Preservation and subject to special provisions.
- **Tax Credits:** Per the Montgomery County Finance Department, the land on which the Chrobot House is located currently is exempt from state and county real property tax, and hence there is no county tax liability against which to apply the county tax credit for qualified maintenance and rehabilitation expenses.

The Chrobot House is being rehabilitated under the Department of Natural Resources' resident curator program, and we commend the fine efforts to date. The house is a vernacular Germanic building type that is of frame construction and banked into the hillside, with an exposed stone foundation on the front façade, and two front doors leading into a basement kitchen. This building type is rare in Montgomery County. We thus are eager to see it preserved for future generations and, as noted, wish to be consulted in ongoing reviews of proposed changes to the resource. We understand that a contract between the resident curator and the Department of Natural Resources governs the terms of the curatorship, including the scope, schedule, and anticipated curator expenditures for the rehabilitation of Chrobot House. We further understand that curators are expected to open their homes to the public three to five times a year, but that alternative forms of public access are being explored, such as providing online information. Our office would be happy to make our research available for that purpose.

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Sandra L. Youla AICP

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

February 27, 2013

15/71, MC 01-00009374
 Robert Rosenbush/Intergov. Affairs
 Maryland Dept. of Planning
 301 W. Preston Street
 Baltimore, MD 21201-2365

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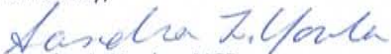
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MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/73, MC 01-0010395 (MC 01-00010407)
 Dorothy Warfield et al
 8251 Damascus Road
 Gaithersburg, MD 20882.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/73 BASIL WARFIELD FARM -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
15/73	Basil Warfield Farm ¹	8201 Damascus Rd	01-0010395 (part) (three dwellings including tenant house at 8201)
		8251 Damascus Rd	
		8131 Damascus Rd	
		8251 Damascus Rd	01-00010407 (front yard for tenant house at 8201)
		Damascus Rd (State Rt. 108)	Right-of-way

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

February 14, 2013

15/73, Rt. 108 (Damascus Road)
 John Thomas, SHA
 707 N. Calvert St.
 Mail Stop C-502
 Baltimore, MD 21202.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/73 BASIL WARFIELD FARM -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

On September 18, 2012, the County Council approved with revisions the Planning Board Draft of *Upper Patuxent Area Historic Resources, An Amendment to the Master Plan for Historic Preservation*, per Council Resolution No. 17-538. On December 19, 2012, the Maryland-National Capital Park and Planning Commission adopted the approved amendment, per M-NCPPC Resolution No. 12-26. The approved and adopted amendment designates ten sites and one district on the *Master Plan for Historic Preservation in Montgomery County, Maryland*.

The resource below was **designated as a site on the Master Plan for Historic Preservation**.

Resource No.	Resource Name	Address or Right-of-Way Name	Land ID (Tax Account No. or Right-of-Way)
15/73	Basil Warfield Farm ¹	8201 Damascus Rd	01-0010395 (part) (three dwellings including tenant house at 8201)
		8251 Damascus Rd	
		8131 Damascus Rd	
		8251 Damascus Rd	01-00010407 (front yard for tenant house at 8201)
		Damascus Rd (State Rt. 108)	Right-of-way

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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

15/73, MC 01-0010395
Resident
8201 Damascus Road
Gaithersburg, MD 20882

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/73 BASIL WARFIELD FARM -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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Functional Planning and Policy Division, Historic Preservation Section, 301-563-3400, Fax: 301-563-3412

8787 Georgia Avenue Street, Silver Spring, Maryland 20910

www.MontgomeryPlanning.org

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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 14, 2013

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

February 14, 2013

15-117, MC 12-00938503
 Robert A. J. and K. J. Taylor
 26130 Mullinix Mill Road
 Mt. Airy, MD 21771.

Dear Property Owner, Occupant, and other Interested Party:

NOTIFICATION OF THE FINAL STATUS OF 15/117 MT. LEBANON SCHOOL/SITE OF MT. LEBANON METHODIST EPISCOPAL CHURCH -- A RESOURCE EVALUATED FOR THE UPPER PATUXENT AREA AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

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15/117	Mt. Lebanon School/Site of Mt. Lebanon Methodist Episcopal Church ¹	26130 Mullinix Mill Rd	12-00938503

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