



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

HPC
Item # III
3-10-2010

MEMORANDUM

DATE: March 3, 2010
TO: Historic Preservation Commission
FROM: Sandra Youla, Historic Preservation Planner (301-562-3400)
Urban Design and Preservation Division/Montgomery County Planning
Department
VIA: Scott Whipple, Historic Preservation Supervisor

SUBJECT: *Continuation of Worksessions on 1.20.2010 and 2.24.2010 on the
Staff Draft Amendment to the Master Plan for Historic Preservation:
Upper Patuxent Resources (December 2009)*

BACKGROUND AND HPC RECOMMENDATIONS

On January 20, 2010, the Historic Preservation Commission (HPC) held a public hearing and worksession to consider the *Staff Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Resources (December 2009)*. During that worksession, the HPC voted to recommend removal of resources from the *Locational Atlas and Index of Historic Sites in Montgomery County Maryland* as recommended in the *Staff Draft Amendment*. On February 24, 2010, the HPC held a continuation of the worksession and took the following actions:

Historic Districts

- **15/8 Clagettsville** – recommended that it not be designated as a historic district on the *Master Plan for Historic Preservation in Montgomery County Maryland* and that it be removed from the *Locational Atlas*, but asked staff to provide additional information on several properties for possible designation as individual historic sites. These will be brought to the HPC for consideration on March 24, 2010.
- **15/29 Etchison** – recommended that Option 3, as shown on page 17 of the staff report dated February 18, 2010, be designated as a historic district on the *Master Plan for Historic Preservation* (includes P707 -- 7010 Damascus Road; P805 – 7004 and 7000 Damascus Road and 24230 Laytonsville Road; P817 – 24220 Laytonsville Road; and P802 – 24221 Laytonsville Road), and asked staff to provide additional information on properties for possible designation as individual historic sites. These will be brought to the HPC for consideration on March 24, 2010.

Individual Sites

The following sites were recommended for designation on the *Master Plan for Historic Preservation in Montgomery County Maryland*:

- **10/1 Friendship (Farm), 28110 Ridge Road**
- **15/5 Molesworth–Burdette Farm, 28600 Ridge Road**
- **15/13 Shipley-Mullinix Farm, 27001 Long Corner Road**
- **15/16 Clagett-Brandenburg Farm and Tobacco House, 26360 Mullinix Mill Road**

The following site was not recommended for designation on the *Master Plan for Historic Preservation*:

- **15/4 Alfred Baker House, 28901 Kemptown**

The following site was recommended for retention on the *Locational Atlas* until such time that the boundary markers along the Frederick-Montgomery-Howard County Line are evaluated:

- **15/1 Parr’s Spring, 4704 Baltimore National Pike**

The remaining individual historic resources addressed in the *Staff Draft Amendment* will be considered at the HPC meeting on March 10, 2010, and this staff report summarizes the staff recommendations for those resources.

HPC members are asked to bring the *Staff Draft Amendment*, this staff report, and the two prior staff reports to the HPC meeting on March 10, 2010 to facilitate discussion. Please see the Appendix for the following: *Designation Criteria* and *Summary of Resources and Staff Recommendations* (with cross references to pages in the *Staff Draft Amendment* for each resource).

REMAINING INDIVIDUAL HISTORIC RESOURCES

The HPC must evaluate and vote upon the following remaining individual resources addressed in the *Staff Draft Amendment*. Staff recommends the designation of each of the following resources, based on the criteria below. For those resources not already listed on the *Locational Atlas*, staff also recommends that they be added to the *Locational Atlas*.

15/17 Sarah Brandenburg Farm, 26301 Mullinix Mill Road

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

- Fine Queen Anne-influenced Victorian Vernacular dwelling house, one of few in the Upper Patuxent
- Important frame example of Midland folk building type – double pen house with exterior end chimney, to rear of main dwelling, rare in Montgomery County.
- Built on foundation of earlier log residence of Sarah Brandenburg;
- one of only three combination corn crib/granaries in survey area
- Longevity of ownership by the Mullinix/Brandenburgs (1867 to 1943)

- Prior owners, the Etchisons (from c1819 to 1867), lost farm in the 1860s, illustrative of disruptions caused by Civil War
- Farm owned by a woman, Sarah Elizabeth Mullinix Brandenburg (daughter of Asbury Mullinix), during construction of extant buildings, and land was specifically conveyed to her and from her rather to and from her husband

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

The setting, parcel P800, is five acres, not to be reduced.

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

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

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

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

The setting is the parcel P590, being 47,715 square feet. This setting, which includes the church and cemetery, is not to be reduced.

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

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

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

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

The setting is 87.61 acres, being parcel P909. In the event of subdivision, the features to be preserved include the historic dwelling house, the dairy barn, the Griffith family cemetery, and the vista from Damascus Road.

15/28 Luther Moore Farm, 7201 Damascus Road

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

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

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

The setting is 5 acres, being parcel P489, and is not to be reduced.

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

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

The Chrobot house is architecturally significant because of the following:

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

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

The setting is parcel P100, being 59.4 acres. The features to be preserved are the dwelling house, the spring house, the stone foundations, and the driveway approach from Hipsley Mill Road. The parcel is located within the Patuxent River State Park.

The parcel is owned by the Maryland Department of Natural Resources. The Chrobot House is inhabited and maintained through the State Curatorship program.

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

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

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

- Farm established by Basil Warfield (1859-1931) with wife Alice, née Mullinix, in 1893

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

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

The setting is 91 acres, being parcel P300. 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.

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

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

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

- Only remaining one-room school house (now dwelling house) in the Upper Patuxent area Closed in 1936 when all County one-room schools closed
- Closure prompted establishment of one of area’s earliest school buses – horsedrawn wagon, driven by J.H. Mullinix, to bring children to Damascus Road to catch motorized school bus, horsedrawn wagon restored and used for area celebrations
- Front-gabled form favored for non-residential architecture through the nineteenth and early twentieth centuries in upper Montgomery County
- Site was center of community life in the Upper Patuxent area from 1822 to 1933, serving at the site of the first church in the Upper Patuxent (Benton’s Church, founded 1822, later known as Mt. Lebanon Methodist Episcopal Church, forerunner of today’s Damascus United Methodist Church, located elsewhere) and later converted to Mt. Lebanon School (c.1872). The second Mt. Lebanon School building was built around 1901 adjacent to old church/school building. Manual training classes were given in old church/school building to 1904, when the building was torn down. The Mt. Lebanon Methodist Protestant Church probably organized itself in old school/church building before moving to its own new building at 8115 Damascus Road (15/20).
- Mullinix Mill Road west (from church to Damascus Road), one of area’s earliest roads (1840s), built to meet demands of old church’s parishioners

- Civil War connection -- Union and Confederate soldiers quartered in the old church and watered their horses at nearby Scotts Branch, then known as Swan Harbor
- notable figures taught at new and old Mt. Lebanon School – e.g. John T. Baker, the first teacher (1872), later became first principal of Damascus High School and the namesake for John T. Baker Middle School

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

The setting is the one-acre lot on which the structure is located (P017). This setting is not subject to reduction.

CONCLUSION

For the reasons noted in this staff report, incorporated documents, and previously presented information, staff recommends that The seven individual resources specified in this staff report be designated on the *Master Plan for Historic Preservation*, and of those, the three not on the *Locational Atlas* be added to it.

APPENDIX I

DESIGNATION CRITERIA

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

(a) ...

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

1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or

represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

APPENDIX II
SUMMARY OF RESOURCES AND STAFF RECOMMENDATIONS

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