



MEMORANDUM

DATE: December 9, 2010

TO: Montgomery County Planning Board

FROM: Sandra Youla, Historic Preservation Planner (301-562-3400)
Clare Lise Kelly, Research and Designation Coordinator

VIA: Scott Whipple, Historic Preservation Supervisor, General Planning Division

SUBJECT: *Public Hearing Draft Amendment to the Master Plan for Historic Preservation:
Upper Patuxent Area Resources
Worksession #2 -- Historic Districts*

INTRODUCTION

This staff report addresses two historic districts: Clagetsville (15/8) and Etchison (15/29), as well as related potential individual sites. The Planning Board will evaluate the historic districts to determine whether they merit designation on the *Master Plan for Historic Preservation in Montgomery County, Maryland*. If the Board does not find they merit designation, the Board may wish to consider related properties for designation as individual sites.

The Board may also consider updating the *Locational Atlas and Index of Historic Sites in Montgomery County Maryland* by adding and removing resources as necessary. Members of the public, including affected property owners and their representatives, are invited to attend the worksession and may speak on the record if questioned by Planning Board members.

Attendees, including Planning Board members, may wish to bring to the worksession copies of the *Public Hearing Draft Amendment*; the staff report dated October 28, 2010 for Worksession #1, and handouts for Worksession #1 distributed on November 4, 2010. Additional photographs and research forms may be found at www.montgomeryplanning.org/historic/upperpatuxent.

A list of buildings within each historic district recommended by staff is found in Appendices 3 and 4, including addresses, Tax IDs, and HPC recommendation.

Worksession #2 was originally scheduled for January 6, 2010 and slated to address other resources. However, one of the owners of a Clagetsville resource that is being considered both as an individual resource and as part of the Clagetsville historic district advised the Planning Board that she had a contract purchaser for the property, and the contract was scheduled to expire by January 1, 2011. At the request of the property owner, the Planning Board Chair

advanced the worksession date to December 13, 2010 and changed the topic to historic districts and related individual sites.

A summary of steps taken by the HPC and the Planning Board to date is found in Appendix 1 of this staff report and on the website. Future worksessions will be scheduled as needed.

This staff report:

- briefly summarizes the Planning Board's responsibilities when updating the *Locational Atlas* and evaluating resources for designation on the *Master Plan for Historic Preservation*.
- summarizes general guidance on historic districts, individual sites, and rural resources from various sources.
- lists staff recommendations in brief for resources under review in this worksession and notes where these recommendations differ from those of the Historic Preservation Commission.
- provides a summary table of resources and staff and HPC recommendations.
- provides detailed information on two potential historic districts--Clagettsville and Etchison--including resource maps, environmental setting text, statements of architectural and historical significance, designation criteria, zoning, photos, and summary tables. Where staff recommends resource maps and environmental setting text that differ from what is shown in the *Public Hearing Draft*, indication is given by brackets for deletions and underlining for additions.
- Appendices with supporting documentation, including an overall Locator Map and Designation Criteria.

PLANNING BOARD RESPONSIBILITIES

The Planning Board's responsibilities are to:

- Determine whether a potential historic resource merits designation on the *Master Plan for Historic Preservation* and transmit such recommendations to the County Council; and
- Take action to update the *Locational Atlas* by adding resources to or removing them from the *Atlas*, as appropriate.

For any resource recommended for designation, recommendations include:

- applicable designation criteria and a summary of the resource's historical and/or architectural significance;
- appropriate environmental settings and included appurtenances, with guidance for review in case of subdivision or development;
- historic district boundaries and included tax parcels; and, as appropriate,
- categorization of buildings, structures, features and/or tax parcels as contributing or non-contributing to the significance of the resource.

In evaluating resources, the Planning Board considers research forms, oral and written testimony, designation criteria, staff recommendations, and other relevant material submitted for the record to determine whether a resource meets any of the criteria for designation in Sec. 24A-3 of the County Code. The Planning Board also considers other public interests, based on guidance in the *Master Plan for Historic Preservation (1979)*, which states:

Procedure for Adding Resources to the Master Plan

The [Historic Preservation] Commission should review additional sites on a periodic basis, at scheduled meetings, so that interested parties and property owners can be notified and attend. Sites should be evaluated against the criteria listed above. After receiving the recommendation of the Commission, *the Montgomery County Planning Board would hold 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. (Emphasis added) (Page 22)*

The purpose of the Historic Preservation Ordinance is as follows:

...to provide for the identification, designation and regulation, for purposes of protection, preservation and continued use and enhancement, of those sites, structures with their appurtenances and environmental settings, and districts of historical, archeological, architectural or cultural value in that portion of the county which is within the Maryland-Washington Regional District. Its further purpose is to preserve and enhance the quality of life in the county, safeguard the historical and cultural heritage of the county, strengthen the local economy, stabilize and improve property values in and around such historical areas, foster civic beauty and to preserve continued utilization and pleasure of the citizens of the county, state and the United States of America. (Sec. 24A-1 of the County Code)

GUIDANCE ON DISTRICTS, SITES, AND RURAL RESOURCES

Various documents provide guidance on districts, sites, and rural resources that may be helpful to the Planning Board when evaluating resources in Worksession #2. Particularly relevant are the excerpts below.

The *Master Plan for Historic Preservation (1979)* states:

A diverse array of vernacular architectural and historical resources is scattered throughout the County. Some of these resources are significant by themselves, some significant for their benefits as a group, and other significant for their larger environmental context, whether in suburban communities or in rural settings. (p16)

There are two major types of historic resources which are well-suited to district designation: (1) residential and commercial areas illustrating the history of suburban development in the County; and (2) rural areas where the vernacular architecture and agricultural landscape reflect centuries of history. Farming districts, rural villages and especially small crossroad villages deserve special attention. Efforts should be made to assure the continuation of whatever primary functions exist with a district – e.g., farming in the case of rural areas. District designation may also be applied to the historic rural landscape. Most of the rural landscape is seen from the road, thus the protection of byways and scenic roads and their vistas should become an integral part of historic preservation in Montgomery County... (p22, emphasis added)

Historic districts must not become areas where protective concerns override all other activities. Instead, they are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County... (I)n rural districts not only can vernacular architecture and important rural settings be protected, but working farms can be sustained to provide close-to-market produce, and rural villages retained to provide local, small-scale goods and services. (p22)

The Montgomery County Historic Preservation Ordinance¹ provides the following definitions in Section 24A-2:

Historic district: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Historic site: Any individual historic resource that is significant and contributes to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

RURAL COMMUNITIES IN MONTGOMERY COUNTY

Montgomery County was once largely defined by its numerous small rural communities. The prevalence of rural crossroads as a major settlement pattern in this country and the spatial dimension of kinship networks, whose members in the 19th century often lived and migrated together, have been little appreciated or recognized heretofore. Appendix 8 summarizes the types of communities found within Montgomery County, including crossroads and kinship communities, while Appendix 9 and an article on rural hamlets. Evaluation of the resources in this staff report will bring needed light to this significant aspect of Montgomery's history.²

STAFF RECOMMENDATIONS

Staff Recommendation re: Maps and Environmental Settings Adopt Revised Upper Patuxent Historic Resources (Locator) Map and for Certain Resources, Revised Resource Maps and Environmental Setting Texts

As discussed in the staff report for Worksession #1, staff recommends that the Planning Board adopt a revised Upper Patuxent Area Historic Resources Map (i.e., the overall locator map), as shown in the Appendix. In addition, staff recommends that for resources recommended by staff for designation, the Planning Board adopt revised resource maps and environmental setting texts to reflect updated building footprints, minor corrections, and adjusted environmental settings.

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

² For more on kinship communities, see *Communities of Kinship: Antebellum Families and the Settlement of the Cotton Frontier*, by Carolyn Earle Billingsley (University of Georgia Press, Athens, Georgia, 2004). For information on rural settlement patterns for an area that shares many similarities with the Upper Patuxent, see From Sugar Camps to Star Barns: Rural Life and Landscape in a Western Pennsylvania Community, by Sally McMurry (The Pennsylvania State University Press, Pennsylvania: 2001).

The revised environmental settings reflect the recommendations of Transportation staff, as shown in their memo. The memo and a complete set of revised maps and environmental setting texts is posted at www.montgomeryplanning.org/historic/upperpatuxent. For resources under evaluation in Worksession #2, the revised maps also will be shown subsequently in this staff report. Revised environmental settings and texts ensure, generally, that Master Plan of Highways rights of way are included in the settings only under limited circumstances and that important features are preserved in the case of development or subdivision.

Staff Recommendations for Historic Districts

Staff recommends that the two *Locational Atlas* historic districts be designated on the *Master Plan of Historic Preservation*.

1. 15/8 Clagettville Historic District

Staff recommends designation of a Clagettville Historic District containing 44 parcels. *HPC recommends designation of 5 individual sites instead of a historic district.* A discussion of the Clagettville Historic District begins on page 9.

2. 15/29 Etchison Historic District

Staff recommends designation of an Etchison Historic District containing 18 parcels. *The HPC recommends an Etchison Historic District containing 5 parcels.* A discussion of the Etchison Historic District begins on page 33.

Staff Recommendation for Individual Sites

1. Recommend Designation of Clagettville Resources as Individual Sites on the Master Plan only if they are not included within a Designated Historic District

Should the Planning Board find that Clagettville does not merit designation, staff recommends that six resources listed below be designated as individual sites on the *Master Plan for Historic Preservation*. The HPC recommends that five resources be designated as individual resources on the Master Plan, as indicated below:

- 15/8-1 Montgomery Chapel Methodist Protestant Church and Cemetery
- 15/8-2 Ira Moxley/Harvey Moxley House
- 15/8-3 Robert B. and Susan Moxley House
- 15/8-4 Lewis and Laura Easton House
- 15/8-5 Ottie and Tressie Moxley House (*HPC recommends against any designation*)
- 15/8-6 Ollie and Leila Moxley House

2. Recommend that one Etchison resource, if not included within a designated historic district, not be designated as an individual site on the Master Plan

15/29-1 Mt. Tabor Methodist Episcopal Church
Staff recommends that this resource, if not included within a designated historic district, also not be designated an individual site on the Master Plan. *The HPC recommends against inclusion in a historic district or designation as an individual site.*

SUMMARY TABLE OF RESOURCES ADDRESSED IN THIS STAFF REPORT

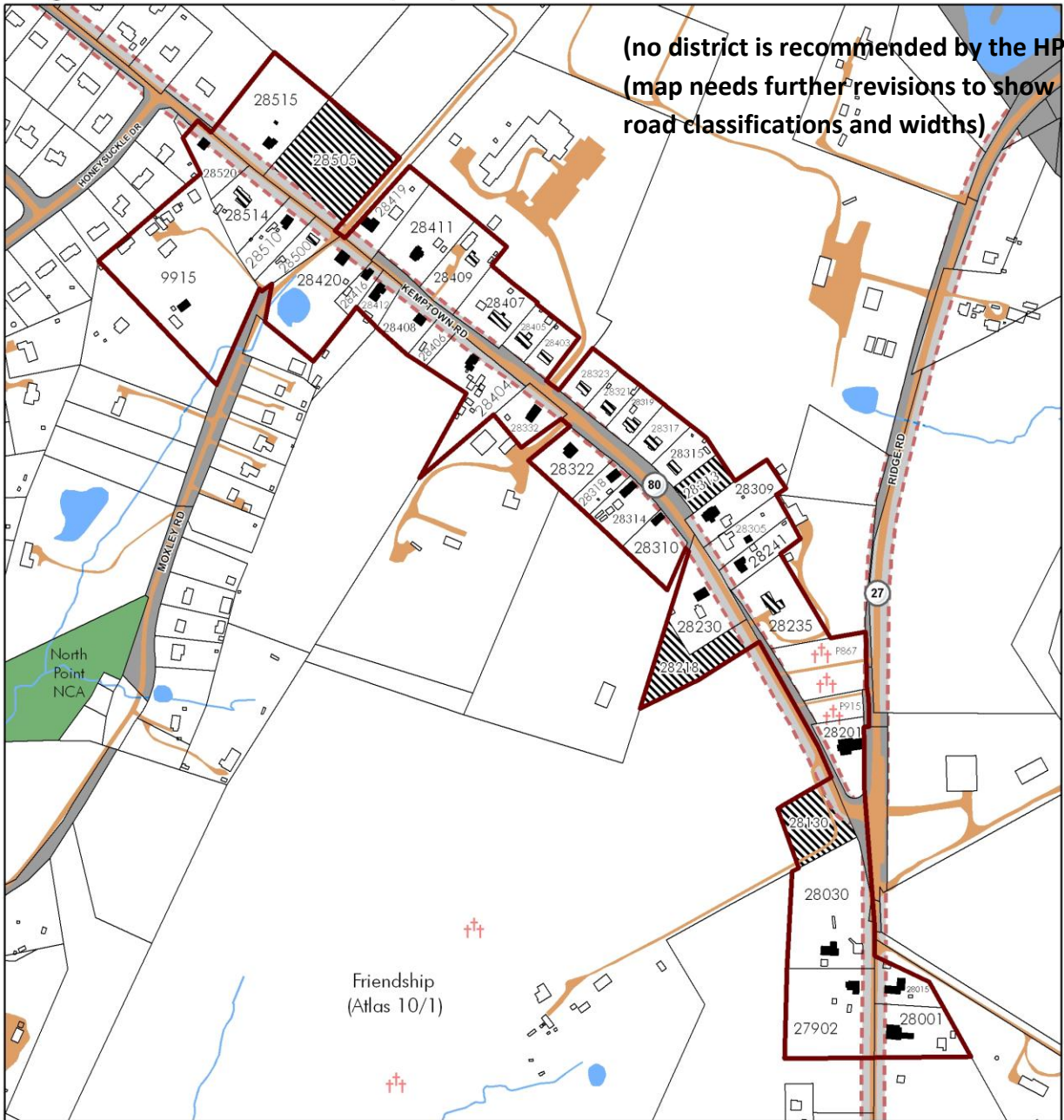
PLANNING BOARD WORKSESSION #2 (12.13.2010): RESOURCES UNDER CONSIDERATION, WITH HPC AND STAFF RECOMMENDATIONS							
RESOURCE TYPE/NO.	RESOURCE NAME	STREET NUMBER	STREET NAME	TAX DISTRICT - ID	HPC REC. TO PB	STAFF REC. TO PB	
DISTRICTS							
15/8	CLAGETTSVILLE HISTORIC DISTRICT	VICINITY KEMPTOWN & RIDGE ROADS		SEE TABLES IN APPENDIX	Do not designate; remove from Atlas	Designate a 44-parcel district	Revised map (needs further revisions)
15/29	ETCHISON HISTORIC DISTRICT	VICINITY DAMASCUS & LAYTONSVILLE ROADS		SEE TABLES IN APPENDIX	Designate a 5-parcel district	Designate an 18-parcel district	Revised map (also req'd for 5-parcel dist.)
SITES					MPHP/ ATLAS	MPHP/ ATLAS	MAPS/ENV. SETTING TEXT
15/08-1	MONTGOMERY METHODIST PROTESTANT CHURCH & CEMETERY	28201	KEMPTOWN RD	12-01876507	Designate	Designate only if not included in historic district	Revised map & env. setting text
		n.a.	RIDGE RD	12-00936685			
		n.a.	RIDGE RD	12-00936982			
15/08-2	IRA MOXLEY/ HARVEY MOXLEY HOUSE	28318	KEMPTOWN RD	12-00927247	Designate	Designate only if not included in historic district	Revised map & env. setting text
15/08-3	ROBERT B. & SUSAN MOXLEY HOUSE	28322	KEMPTOWN RD	12-00937348	Designate	Designate only if not included in historic district	Revised map
15/08-4	LEWIS & LAURA EASTON HOUSE	28408	KEMPTOWN RD	12-00928787	Designate	Designate only if not included in historic district	Revised map & env. setting text
15/08-5	OTTIE & TRESSIE MOXLEY HOUSE	28411	KEMPTOWN RD	12-01884688	Do not designate; remove from Atlas	Designate only if not included in historic district	Revised map (not yet avail.) (also must add to indiv. sites map)
15/08-6	OLLIE & LEILA MOXLEY FARM	28515	KEMPTOWN RD	12-00937304	Designate	Designate only if not included in historic district	Revised map, & env. setting text
59/29-1	MT. TABOR METHODIST EPISCOPAL CHURCH	24101	LAYTONSVILLE RD	01-00006393	Do not designate; remove from Atlas	Do not designate; remove from Atlas	N.A.













CLAGETTSVILLE RESOURCES

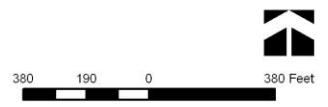
Clagettsville Historic District (15/8)

(Staff Recommendation -- 44 parcels)

(no district is recommended by the HPC)
 (map needs further revisions to show
 road classifications and widths)

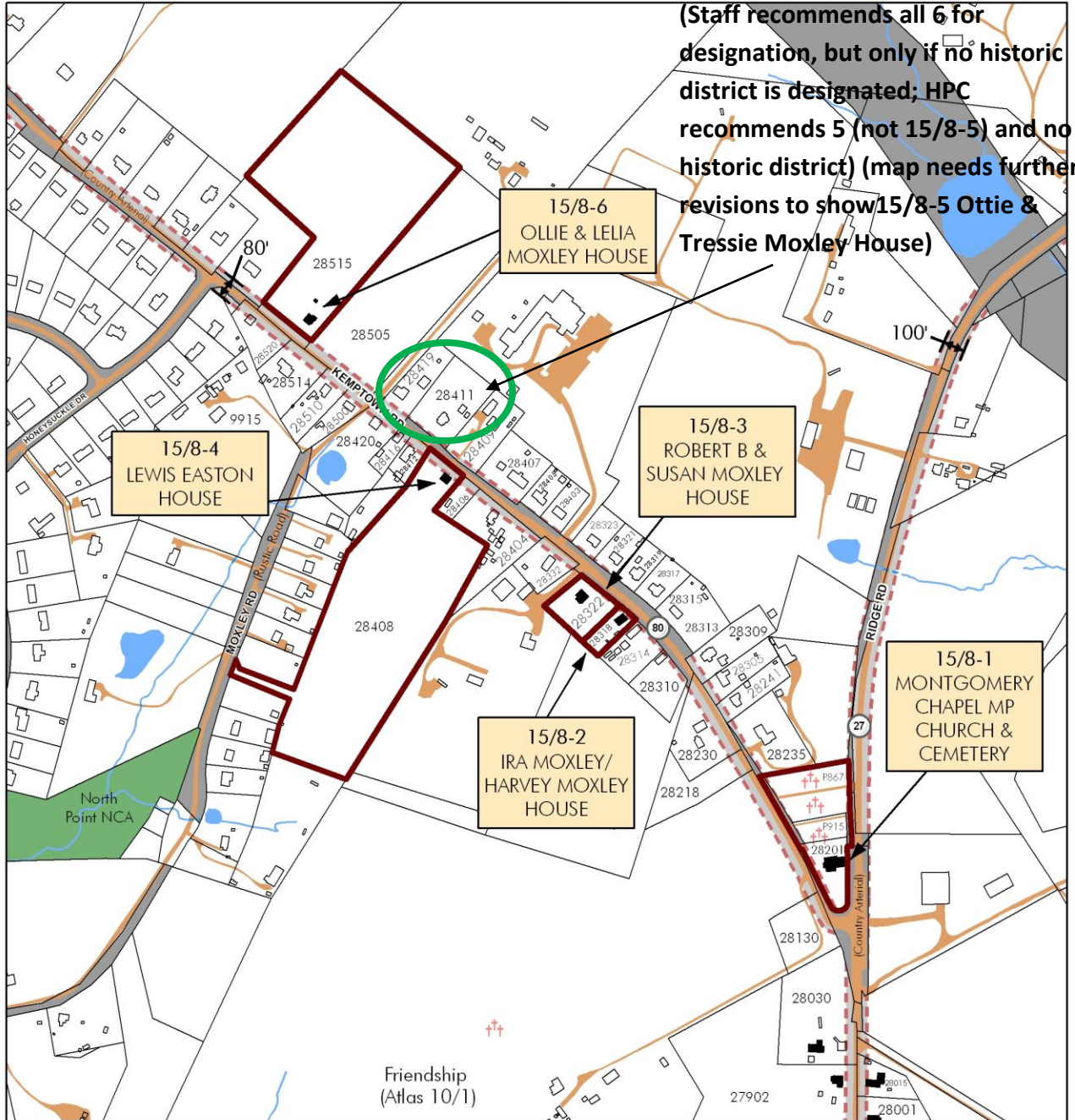
















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|---|---------------------------------|---|----------------------------|---|----------------|
|  | Clagettsville Historic District |  | Contributing buildings |  | Water features |
|  | Pavement outside of ROW |  | Non-contributing buildings |  | Cemeteries |
|  | Parcel boundaries |  | Other buildings | | |
|  | Public Right of Way (ROW) |  | Existing Parkland | | |
|  | Master planned ROW |  | Streams, rivers and lakes | | |



Clagettsville Area Individual Historic Sites (15/8-1, 15/8-2, 15/8-3, 15/8-4, 15/8-6)

(Staff recommends all 6 for designation, but only if no historic district is designated; HPC recommends 5 (not 15/8-5) and no historic district) (map needs further revisions to show 15/8-5 Ottie & Tressie Moxley House)



- | | | | | | |
|---|-----------------------------------|---|---------------------------|--|---------------------------|
|  | Clagettsville Area Historic Sites |  | Contributing buildings |  | Water features |
|  | Parcel boundaries |  | Other buildings |  | Cemeteries |
|  | Existing pavement |  | Existing Parkland |  | Hidden hydrologic feature |
|  | Public Right of Way (ROW) |  | Streams, rivers and lakes | 
 | |
|  | Master planned ROW | | | | |

15/8 Clagettville Historic District – Staff Recommendation

Clagettville, located at the junction of Ridge Road and Kemptown Road, has historical, cultural, and architectural significance as a historic district because it is:

- highly representative of a once prevalent settlement pattern – the linear crossroads community established in rural areas throughout both Montgomery County and the United States
- highly representative of a once prevalent cultural pattern – the extended kinship community, which formed the primary institution governing rural lives and settlement throughout most of the 18th and early 19th centuries in the United States. The small lots developed over time by family members seeking proximity to one another are illustrative of this pattern
- possesses one of the County’s highest concentrations of dual-entrance houses, a vernacular dwelling type evidencing German influence from Pennsylvania and Frederick
- features many houses evidencing popular dwelling types from the mid 19th century to the mid-20th century
- possesses a crossroads still occupied by a visually prominent and familiar landmark (the Montgomery Chapel Methodist Protestant Church and Cemetery, 1904, 1941), as was once common in crossroad communities
- contains examples of front-gabled buildings, the favored form for non-residential buildings throughout rural Montgomery from the late 18th to early 20th centuries (buildings now converted to residences)
- evidences the characteristic rural open space and farm outbuildings as a backdrop

Clagettville possesses sufficient integrity in its development pattern and architecture to convey the significance outlined above and thus qualifies for local designation as a historic district. Further, it is still populated by an interwoven kinship community, and the names on the headstones in its cemetery give witness to this. Therefore, staff recommends Clagettville for designation as a historic district. It is one of the largest linear crossroads communities and one of the oldest and most extensive kinship communities in upper Montgomery County.

Zoning: RDT, C-1 (note that Clagettville is the only crossroads 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 Clagettville’s rural crossroads character.

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

Historic District Boundary: As shown on the Historic District map in this staff report. Map has been revised to add detail.

Public Interest Factor: Ms. Donna Isaacs, one of the owners of 15/8-6 Ollie and Leila Moxley House at 28515 Ridge Road, has a contract purchaser for the property and the contract expires around January 1, 2011. Ms. Isaacs does not want to lose the buyer, who wishes to tear down the house and build a new one at the rear of the property, conducting an agricultural operation on the front. Development potential may be limited by both zoning and septic constraints posed by soil types in the area (though the record contains no dispositive evidence to date of the septic capacity of the property), and it is possible that only one house would be permitted. Ms. Isaacs

applied for a demolition permit, but it was held up when DPS found the property was under review for designation on the Master Plan for Historic Preservation. Because of the short turn-around time for this worksession, staff could not take Ms. Isaacs up on her offer to see the interior of the house, which she states is quite deteriorated.

The *Public Hearing Draft Amendment*, pages 43 to 49, contains a detailed discussion of the Clagettsville Historic Context, relevant for the Clagettsville Historic District and Clagettsville Area Individual Sites. Additional information on the district is provided below.



Initially a crossroads settlement, Clagettsville soon became a kinship community bound by faith. William Clagett, landowner since before the Civil War, established a store there, and likely a post office which required a locality name. Montgomery Chapel was built 1871. By 1873, the crossroads of Ridge and Kemptown Roads was known as Clagettsville. Clagett conveyed land for a school in 1884. His son John also operated a store, next door. Much of the land, including Clagett's farm, was originally part of the Friendship farm (Locational Atlas #10/1), established by the Moxleys in the late 18th century. Following the 1896 death of George Moxley, owner of Friendship Farm, generations of Moxleys and extended family acquired lots and built houses and businesses along Ridge and Kemptown Roads. Another family well represented is the Warfield family. Samuel and Alice Warfield acquired 25 acres of Friendship Farm and several generations through the present have stayed to farm, open businesses, and raise families. Community resources included church, school, meeting hall, stores, blacksmith shop, and later, an automobile service station. The community is characterized by Gothic Revival influenced architecture and features double entry façade houses, a local folk tradition.

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

At the gateway to the southern edge of the district are the historic Clagett Houses and the site of the first store. The church and cemetery mark the primary intersection of Ridge and Kemptown Roads. The historic district contains 37 primary buildings, of which 25 are contributing

resources and 12 are non-contributing resources. The district includes two religious buildings—a church with cemetery and a former parsonage. There are three historically commercial buildings: a two-story 1915 store, a one-story c1930 store, and a gas station. As evidence of the important role kinship played in the development of Clagettsville, the historical record establishes that eighteen of the contributing resources were built or operated by Moxleys and their extended family. Others were later inhabited by Moxleys.

The resources date from four historic periods: c1860-84, 1885-1904, 1905-40, and 1941-1950. Structures built after 1950 are non-contributing and merit the lowest level of scrutiny for proposed changes. Designation will help preserve the resources if Kemptown Road is widened. The resources are further summarized in the table.



First Period c1860-1884

The houses in the period are side gable structures that have Federal and Greek influenced design details. Examples are 28001 Ridge Road (Clagett House), and 28310 Kemptown Road. A vernacular house type highly representative of Clagettsville is the double entry house. The earliest known example in the area is the Friendship Farm house (Resource 10/1). Four double entry type houses have been identified, though only one, at 28318 Kemptown, still retains both door openings. Other Clagettsville examples include William Clagett's house at 28015 Ridge Road (1874), and Albert Baker House (1884), 28420 Laytonsville 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 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 in this era, was built with chimney flues for wood stoves rather than fireplaces. Houses are typically 2 to 2 ½ stories tall and 3-4 bays wide with front porches.



Third Period 1905-40

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 1½ 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 which 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 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 Methodist church in 1916 also was a front gable structure which stood at 28130 Ridge Road is no longer standing.



Fourth Period 1941-50

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. This era saw the first use of brick in the community. The Montgomery Church congregation built a brick faced parsonage at 28241. The same year, the church received a face-lift when it was encased in brick siding and the belfry was opened up.

Clagetsville Historic District Aerial – linear development pattern





Clagettville Historic District Summary Table

Street Address		Historic Name	Style/ Type	Date	Period	Category	
9915	Moxley Road	Isaac Moxley Farm Building	Log House	c1800-1860	1	C	
28520	Kemptown Road	Wm Alfred Smith House	Greek Revival	c1861-75	1	C	
28015	Ridge Road	William C. Clagett House	Double Entry	c1874	1	C	
28001	Ridge Road	John H. Clagett Hse	Greek Revival, Ctr hall	1879	1	C	
28420	Kemptown Road	Albert W. Baker House	Double Entry	c1884	1	C	
28404	Kemptown Road	John Burdette House	Double Entry/ Ctr Cross Gable/ Gothic Revival	c1884-1899	2	C	
28020	Ridge Road	Samuel D Warfield House	Ctr Cross Gable/ Gothic Revival	c1899	2	C	
28515	Kemptown Road	Ollie & Lelia Moxley Farm	Ctr Cross Gable/ Gothic Revival	1896	2	C	

28408	Kemptown Road	Lewis & Laura Easton House	Queen Anne	c1895-1905	2	C	
28318	Kemptown Road	Ira Dorsey Moxley	Double Entry/ Ctr Cross Gable/ Gothic Revival	c1901	2	C	
28322	Kemptown Road	Robt B & Susan Moxley House	Queen Anne	c1900-03	2	C	
28332	Kemptown Road	Robt (Jake) & Orida Moxley	Altered	c1900-03	2	C	
28310	Kemptown Road	Wm & Agnes Haines	3Bay Side Gable	1904	2	C	
28201	Kemptown Road		Church	1904	2	C	
28314	Kemptown Road	Harvey W Moxley Store	Vernacular	c1908-15	3	C	
28411	Kemptown Road	Ollie & Tressie Moxley	Col Rev 4 Sq	1918	3	C	
28510	Kemptown Road	Millie Moxley & Fuller Phebus	Craftsmn Bungalow	c1924-28	3	C	

28416	Kemptown Road	Willie B Moxley Store	Vernacular	1930	3	C	
28230	Kemptown Road	Wm C & Ilda Moxley	Craftsman Bungalow	1930	3	C	
28309	Kemptown Road	Harvey W Moxley House	Craftsmn Cottage	1931	3	C	
28030	Ridge Road	Warfield-Moxley Service Station	Commercial	c1935/ c1970s	3/NC	C	
28305	Kemptown Road	Winfred & Imogene Perkinson	Tudor Revival	1935	3	C	
28419	Kemptown Road		Vernacular	1941	4	C	
28412	Kemptown Road	John Robt Esworthy	Cape Cod	1942	4	C	
28241	Kemptown Road	Church Parsonage	Colonial Revival	1948	4	C	
28514	Kemptown Road	John Seipp		c1950- 53	NC	NC	

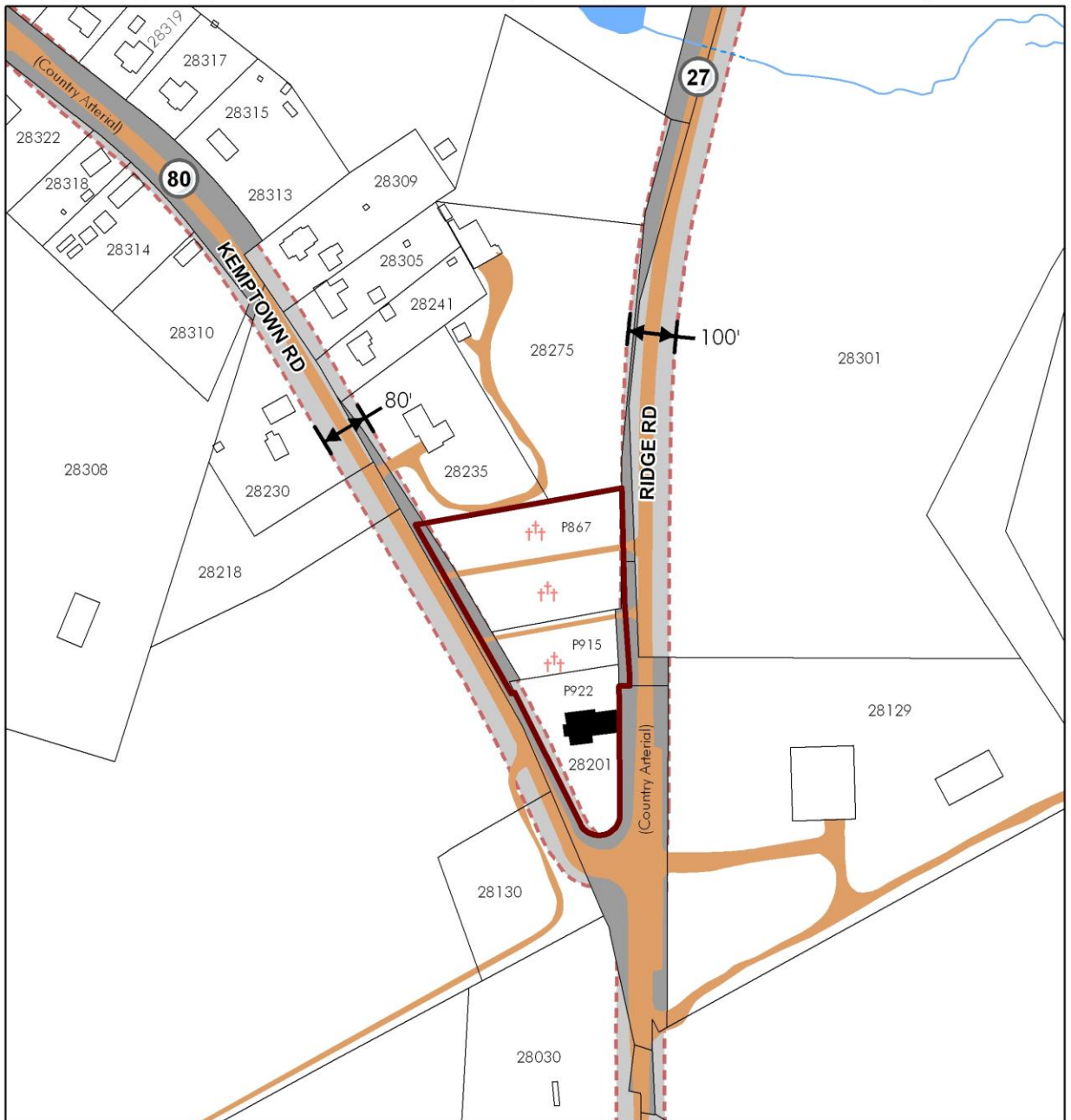
28405	Kemptown Road	Evelyn Humerick	Minimal Traditnal	1957	NC	NC	
28403	Kemptown Road	Bowersox Hse	Minimal Traditnal	1959	NC	NC	
28323	Kemptown Road	William Whitman	Minimal Traditnal	1960	NC	NC	
28235	Kemptown Road	Edmond & Joyce Warfield Rhodes	Minimal Traditnal	1961	NC	NC	
28321	Kemptown Road		Minimal Traditnal	1961	NC	NC	
28319	Kemptown Road		Minimal Traditnal	1963	NC	NC	
28407	Kemptown Road		Minimal Traditnal	1963	NC	NC	
28317	Kemptown Road		Minimal Traditnal	1965	NC	NC	
28500	Kemptown Road	Kaetzel		1968	NC	NC	












28315	Kempton Road		Ranch	1974	NC	NC	
28409	Kempton Road		Contemporary	1978	NC	NC	

NOTE: In the following sections regarding potential individual sites, if the environmental setting text has changed, [brackets] indicate deletion, underlining indicates addition.

Clagettsville Area Individual Sites – 15/8-1

Montgomery Chapel MP Church & Cemetery (15/8-1) Ridge Road/28201 Kemptown Road



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





***15/8-1 Montgomery Chapel
Methodist Protestant
Church and Cemetery,
28201 Kemptown
Road/Ridge Road (tax
#s12-01876507, 12-
00936685, 12-00936982),
(1904, 1941)***

The Montgomery Chapel Methodist Protestant Church is a landmark building, prominently

located at the intersection of two early roads, Ridge Road and Kemptown Road. It housed one of the earliest Methodist Protestant congregations in the county. The congregation was organized in 1871, but its roots went back to the 1830s and 1840s, when Providence Methodist Protestant Church and Brown’s Chapel were established. The Montgomery Chapel Methodist Protestant Church was built in 1904 under the direction of Clagettsville carpenter George Easton of 28408 Kemptown Road. The community of Clagettsville grew around the church, first with a store and school located nearby, and then a residential area stretching northwest on Kemptown Road. Clagettsville was historically a close-knit kinship community composed primarily of descendants of Nehemiah Moxley. The inter-related and interdependent residents were tied together socially, religiously, and economically. The church was the social and spiritual center of the region. The burying ground was set aside on ¾ acre in 1882, and later expanded. The resource includes the church building and the cemetery. The wood siding was replaced with brick when the church was expanded in 1941. The current bell tower dates from 1960 after the original had been removed. The church is now the St. Thomas Orthodox Syrian Church. An earlier church had been built on this site in 1871. A cemetery located north of the church contains over 760 burials, with graves as early as 1871. The cemetery is maintained by the Montgomery United Methodist Church (also in Clagettsville), the successor congregation to the Montgomery Chapel Methodist Protestant Church.



Zoning: RDT

Criteria: 2e

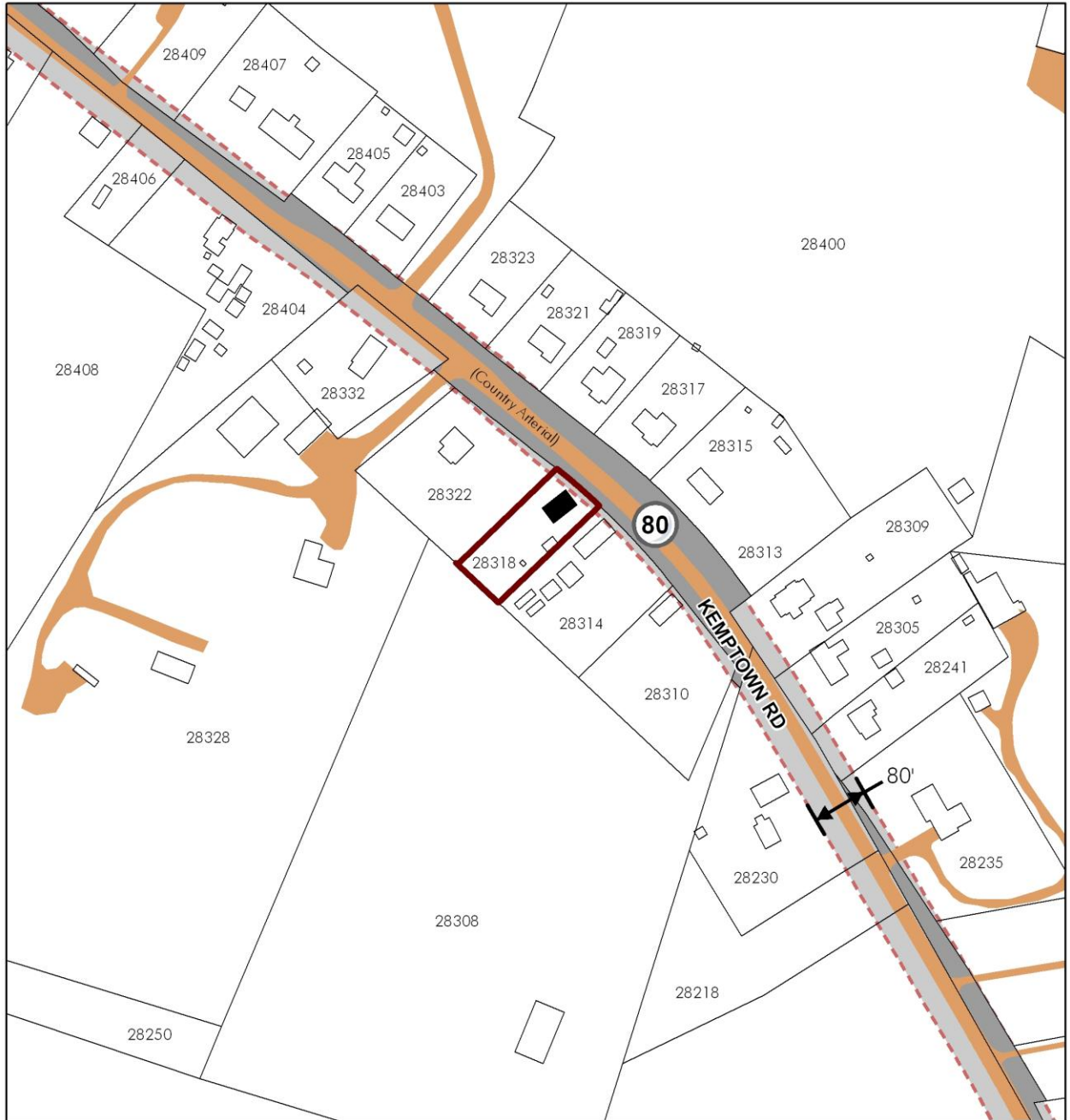
Revised Environmental Setting: The setting includes [the church structure, located on parcel P922; the cemetery parcels P915 and P867; those parts of the cemetery that extend into road rights of way; and those parts of rights of way for Ridge and Kemptown Road contained within the above mentioned






parcels.] all three parcels P922, P915, and P867; the church structure, all graves, all land within the fenceline of the cemetery as shown on the 2008 MNCPPC GIS aerial, and all Master Plan right of way within the three parcels).

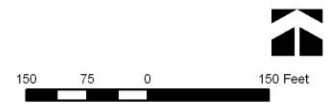
Revised Map: Revised to add detail and to change environmental setting boundary.

Clagettsville Area Individual Sites – 15/8-2

Ira Moxley/Harvey Moxley House (15/8-2)



-  Clagettsville Area Historic Site
-  Contributing buildings
-  Parcel boundaries
-  Other buildings
-  Existing pavement
-  Public Right of Way (ROW)
-  Master planned ROW





15/8-2 Ira Moxley/Harvey Moxley House, 28318 Kempton Road (c1901-1905)

The Ira Moxley/Harvey Moxley House is highly representative of Clagettsville residences, exhibiting two vernacular traditions with its Germanic dual entrance front façade and its center cross gable roof form. The house was built by Ira Dorsey Moxley between 1901 and 1905. From 1908 until 1931, the dwelling was the residence for storekeeper Harvey W. Moxley. His general store, built on part of the acre lot, and located at 28314, served Clagettsville residents who included his siblings and cousins. Clagettsville was historically a close-knit kinship community composed primarily of descendants of Nehemiah Moxley. The inter-related and interdependent residents were tied together socially, religiously, and economically.

The house retains its character defining features, though it has undergone alterations. Original 2/2 sash windows have been replaced with 1/1 sash with sandwich muntins. Picture windows replace smaller sash in the first level's outer bays, and the house is covered with replacement siding. The house, however, retains its rare surviving two doors on the front façade, center cross gable roof, cornice returns, lancet gable window, and both interior end chimneys. The front porch, dating from the early 20th century, is similar to other front porches in the community, with concrete block piers typical of those provided by People's Lumber in Mt. Airy, a Moxley family business.

Zoning: RDT

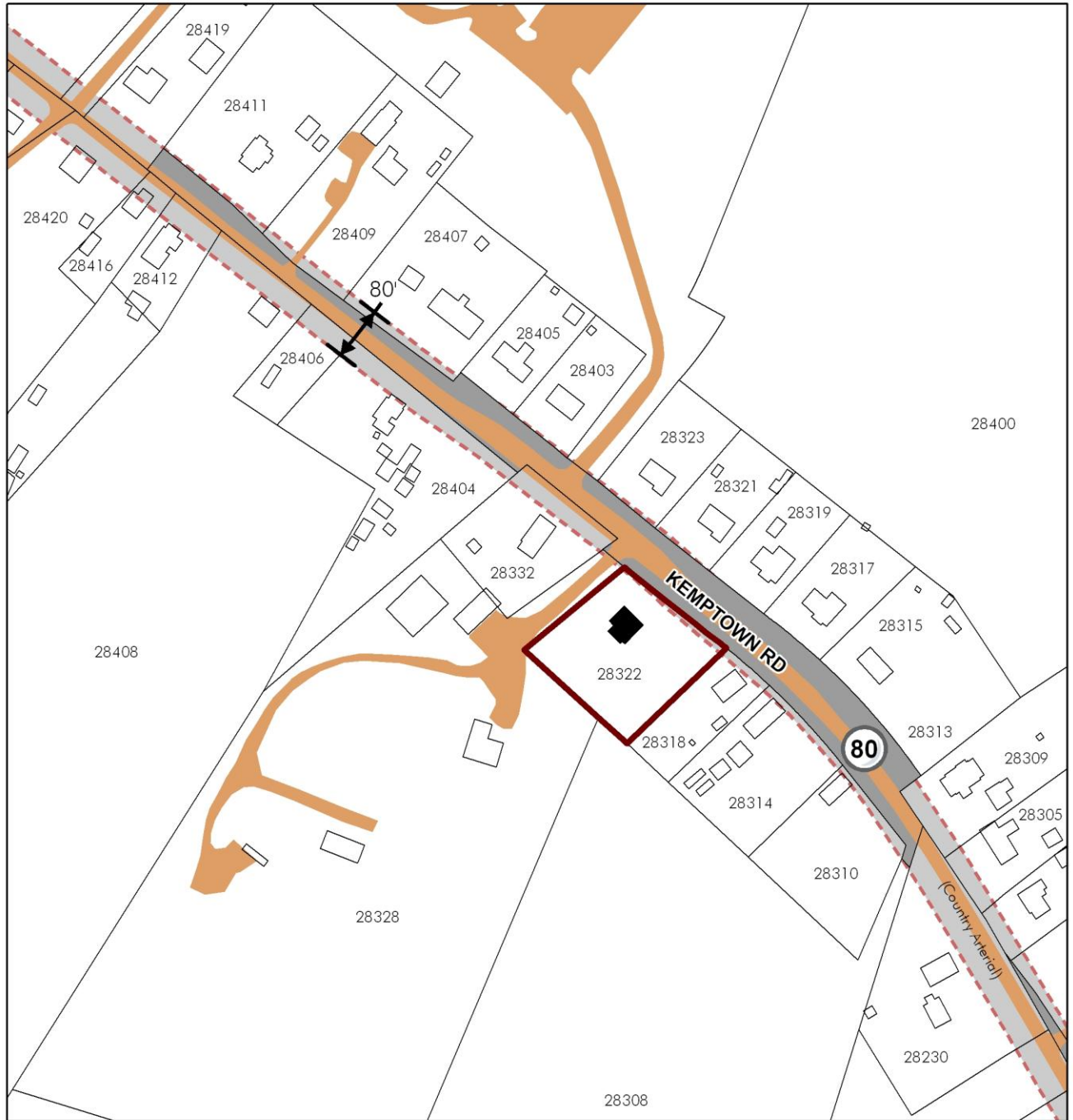
Criteria: 1a, 1d, 2a

Environmental Setting: The setting is 13,068 sq ft lot (3/10 acre) parcel P733.

Revised Map: Revised to add detail. Environmental setting boundary is unchanged.

Clagettsville Area Individual Sites – 15/8-3

Robert B & Susan Moxley House (15/8-3)



- Clagettsville Area Historic Site
- Contributing buildings
- Parcel boundaries
- Existing pavement
- Public Right of Way (ROW)
- Master planned ROW
- Other buildings





15/8-3 Robert B. and Susan Moxley House, 28322 Kempton Road (c1903)

The most architecturally elaborate residence in Clagettsville, the Robert B. and Susan Moxley House is a vernacular Queen Anne dwelling with corner tower and fine detailing uncommon in the Upper Patuxent area. Like other houses in the district, the residence is rooted in tradition, with the basic ell plan, that characterizes area houses from this era. Yet this residence more fully embraces the Queen Anne principles of variety in form and surface than commonly found elsewhere. A picturesque, asymmetrical profile is achieved with a three-story corner tower, two cross gables, and a wraparound porch with pedimented entries. Surfaces are given texture through patterned shingles on the third level, and a denticulated cornice.

The residence is also highly representative of Clagettsville building traditions, settlement patterns, and kinship ties. Robert B. Moxley's kin helped construct this house, using lumber dressed at the family saw mill. The house footprint is a mirror image of his son's contemporaneous house, at neighboring 28332. The porch posts are replacement Craftsman style posts with decorative formstone porch piers. Son-in-law Jess Buxton was in charge of the concrete and cinder block department of People's Lumber Supply Company. The structure is historically significant for its residents who represent the deep kinship basis for the community. The one-acre parcel was subdivided from Friendship Farm in 1899 from Robert's cousin Cornelius Moxley. The resource has been determined National Register eligible by the Maryland Historical Trust.

Overall, the residence has a high level of integrity. The porch was updated in the early 20th century with Craftsman style posts. Original posts shown in a historic photo were turned and had scroll cutwork brackets. Paired interior chimneys which once marked the roof ridge line were removed by 1989. The house retains its original siding, 2/2 sash windows, and architectural detailing including patterned wood shingles.

Zoning: RDT

Criteria: 1a, 1d, 2a

Environmental Setting: The setting is the 38,332 square foot parcel, P725.

Revised Map: Revised to show correct lot. Environmental setting boundary is unchanged.



15/8-4 Lewis and Laura Easton House, 28408 Kempton Road (c1895-1900)

The Lewis and Laura Easton House is a vernacular expression of the Queen Anne architectural style. Multi-pane Queen Anne style windows are prominently featured in the oversize wall dormer. Free Classic stylistic influence, a subtype of Queen Anne, is evident in heavy cornice returns and oversize Doric porch columns.

Lewis Benjamin “Ben” Easton and George W. Easton acquired nineteen acres of land from their mother in 1895. It was part of the Friendship tract that their father Giles W. Easton acquired beginning in 1877. George Easton was an accomplished builder who may have constructed the house. He was construction foreman for the Montgomery Chapel Methodist Protestant Church (1904) and also was known to have worked on the 1916 church hall. Like the Easton House, the church has colored Queen Anne sash, the only type found on Methodist churches in this area. Remaining a lifelong bachelor, George was known as a scholar in addition to a carpenter. The house is named for George’s brother Lewis Easton who is listed in census records as head of household. Lewis married Laura C. Moxley of Dickerson about 1894. They built their house by 1900, and were shown living here in the 1900 census. Active members of the Montgomery Methodist Church, the Eastons were buried in the church cemetery.

The Easton family set the settlement pattern of one-acre lots facing Kempton Road that came to characterize Clagettsville. The Lewis and Laura Easton House is located in the Dogtown sub-district of Clagettsville, populated by several members of the Easton family and named for the hunting dogs of neighboring brothers Harry and Tom, sons of Lewis and Laura. This house, which has remained in Easton family ownership, is highly representative of the kinship quality of this close-knit community. The Eastons operated a 19-acre general purpose farm until at least the 1930s.

The resource has a high level of integrity, with original windows, door, porch, and original or compatible metal roof. The house has been altered with vinyl siding and loss of shutters, yet the house retains the majority of its original character-defining features.

Zoning: RDT Criteria: 1a, 1d, 2a

Environmental Setting: The setting is the 6.32-acre property (P666). In addition to the house, contributing resources include mature trees[, and a 1x1 bay, and a front-gable outbuilding covered with German siding].

Revised Map: Revised to show detail. Environmental setting boundary is unchanged.



15/8-5 Ottie L. and Tressie Moxley House, 28411 Kemptown Road (1918-1920)

The Historic Preservation Commission evaluated the Ottie and Tressie Moxley House as an individual site and recommended against its designation. The Ottie and Tressie Moxley House, at 28411 Kemptown Road, a well-preserved Four Square type residence, is an example of the local acceptance of popular national styles as a rural community became more accessible to the outside world. During this era, road improvements and increased communication brought national trends to Clagettsville residents. The house's details, built about 1918, include wide eaves, a polygonal bay, oversize Doric columns, vertical pane sash, and stucco wall finish. The resource includes mature trees, a hip roofed garage, and a shed with corrugated roof.

The Ottie L. and Tressie Moxley House represents the kinship ties that bound Clagettsville residents together socially, religiously, and economically. Ottie Moxley was a fourth generation descendant of Ezekial Moxley, one of Nehemiah Moxley's Clagettsville sons who first settled the area. The property was the first residential lot subdivided on the north side of Kemptown Road, facing other Moxley houses and being part of the Becraft Farm. Ottie L. Moxley grew up across the street, the son of William B. and Minnie Jane Moxley, who owned the house and store at 28412 and 28416 Kemptown Road. This residence has a high level of integrity, with original wood sash windows, stucco wall finish, Doric porch columns, and open porch.

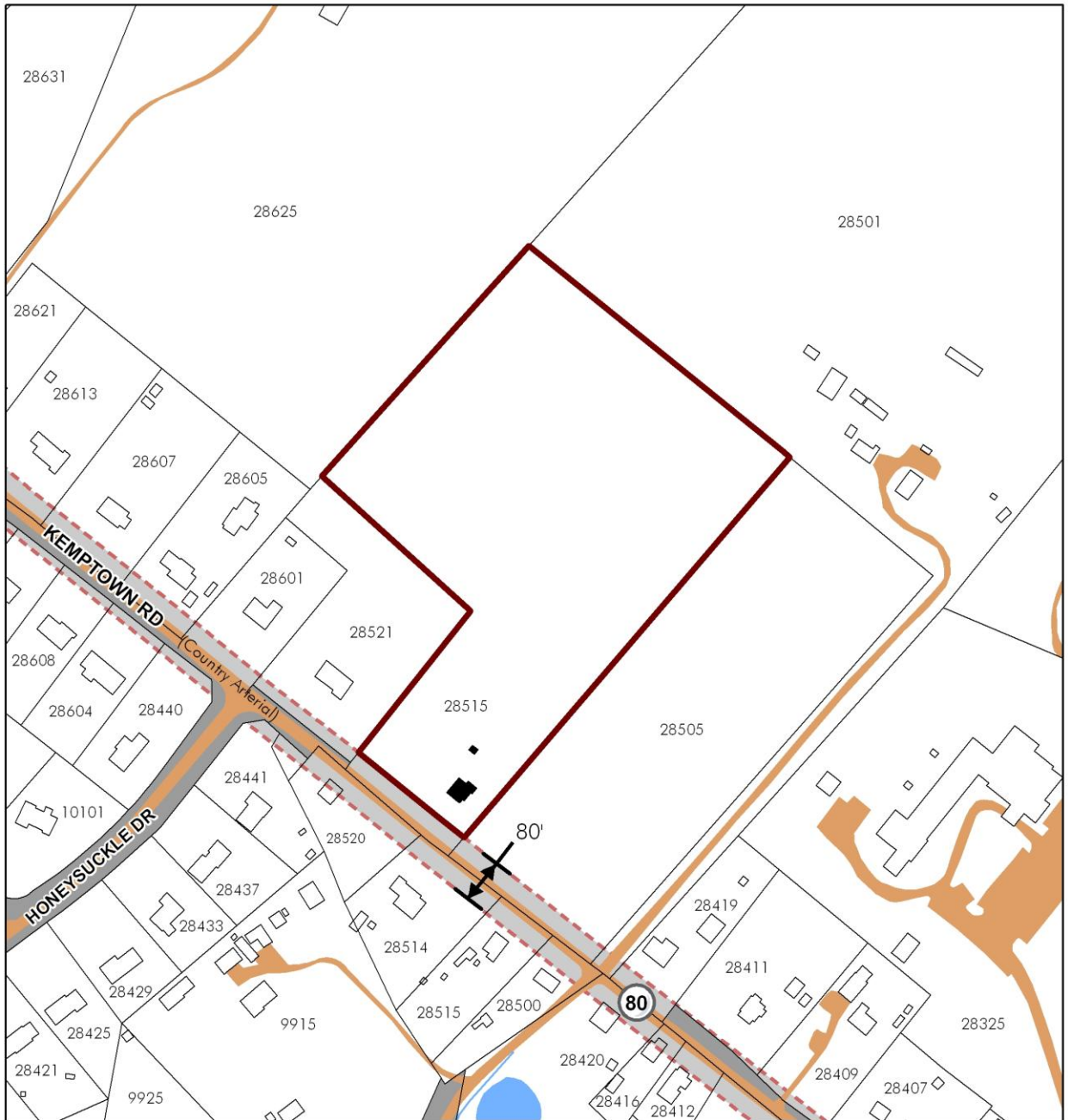
Zoning: RDT Criteria: 1a, 1d, 2a










Environmental Setting: The setting is the 1.36 acre parcel (59,211 sq ft), being P504. The resource includes mature trees. A hip roofed garage and shed with corrugated roof are contributing outbuildings.

Revised Map: No detailed map was prepared, and one is required.

Clagettsville Area Individual Sites – 15/8-6

Ollie & Lelia Moxley House (15/8-6)



-  Clagettsville Area Historic Site
-  Contributing buildings
-  Parcel boundaries
-  Other buildings
-  Existing pavement
-  Streams, rivers and lakes
-  Public Right of Way (ROW)
-  Water features
-  Master planned ROW



15/

8-6 Ollie and Lelia Moxley House, 28515 Kemptown Road (c1903-1905)

The Ollie and Lelia Moxley House (c1903), 28515 Kemptown Road, is representative of the local Clagettsville building traditions. Highly characteristic of local architecture are the front gable, bracketed full width porch, double hung lancet window, and cornice returns. Unlike other area houses, the front gable effect is achieved through a wall dormer with pediment-like detailing, rather than a center cross gable roof. This lends the house a Colonial Revival aspect more representative of 20th century trends than the other details on the house which are more Victorian in character. Despite the addition of artificial siding, the resource retains a high level of integrity.

Built by a fourth generation descendant of Nehemiah Moxley, the Ollie and Lelia Moxley House represents the kinship ties that bound Clagettsville residents together socially, religiously, and economically. Ollie Washington Moxley (1880-1958) married Lelia Alvin Merson (1882-1966) in about 1900, acquired the 20-acre subject property in 1903, and was described as a general purpose farmer. His brother owned the neighboring farm at 28501 Kemptown Road. The subject house bears similarity in details with other Clagettsville houses including 28322 Kemptown Road, which had similar paired chimneys, turned porch posts, and double hung lancet window.

Zoning: RDT

Criteria: 1a, 1d, 2a

Setting: The setting is 9.91 acres (P313), minus the master planned right of way within the parcel. The setting [which] includes the residence, a gable roof shed, and open field.

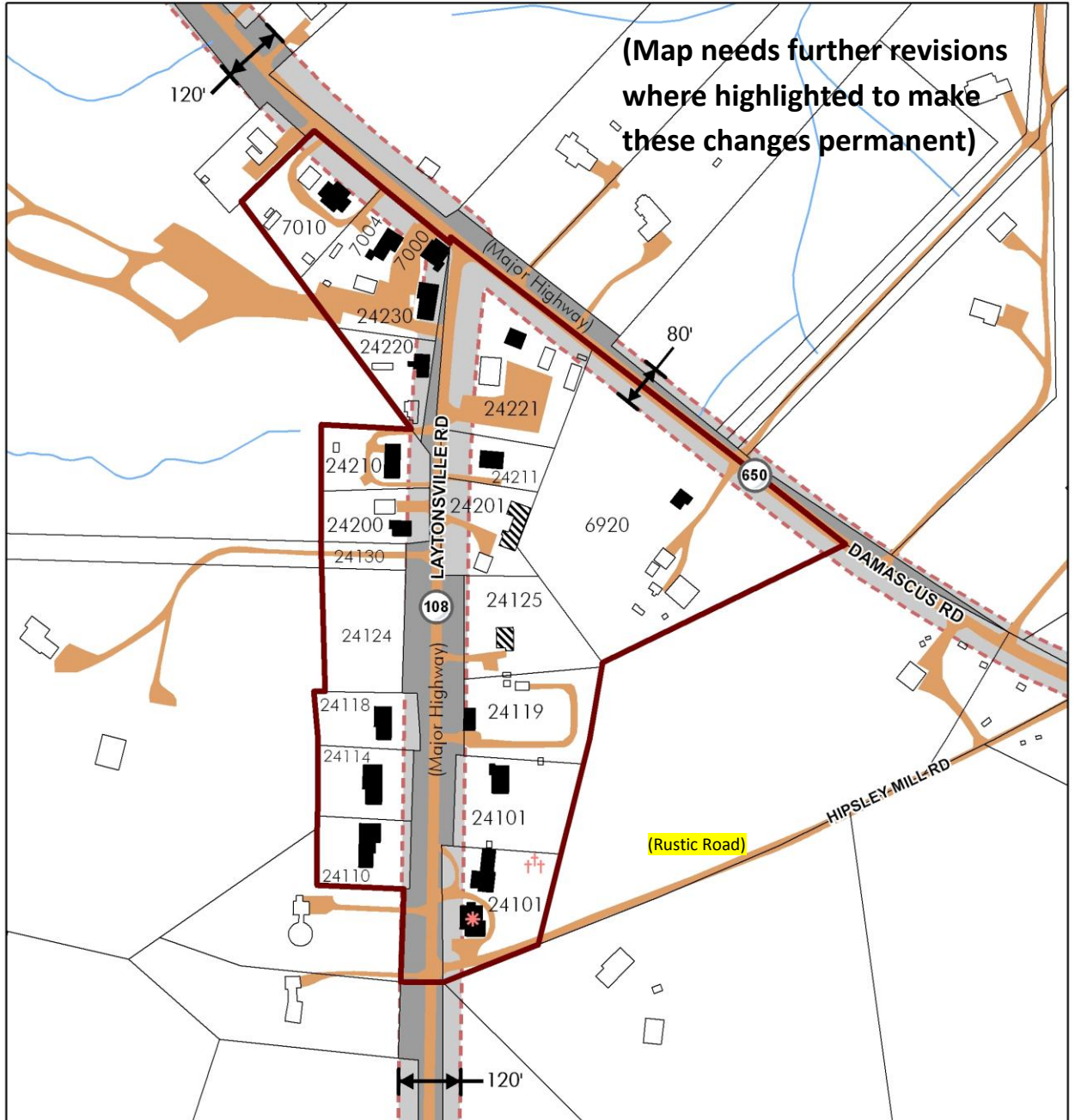
Revised Map: Revised to add detail and change environmental setting boundary.

Public Interest Factor: See information under Clagettsville Historic District, previously.

ETCHISON RESOURCES

Etchison Historic District (15/29)

Staff Recommendation (18 Tax Parcels)



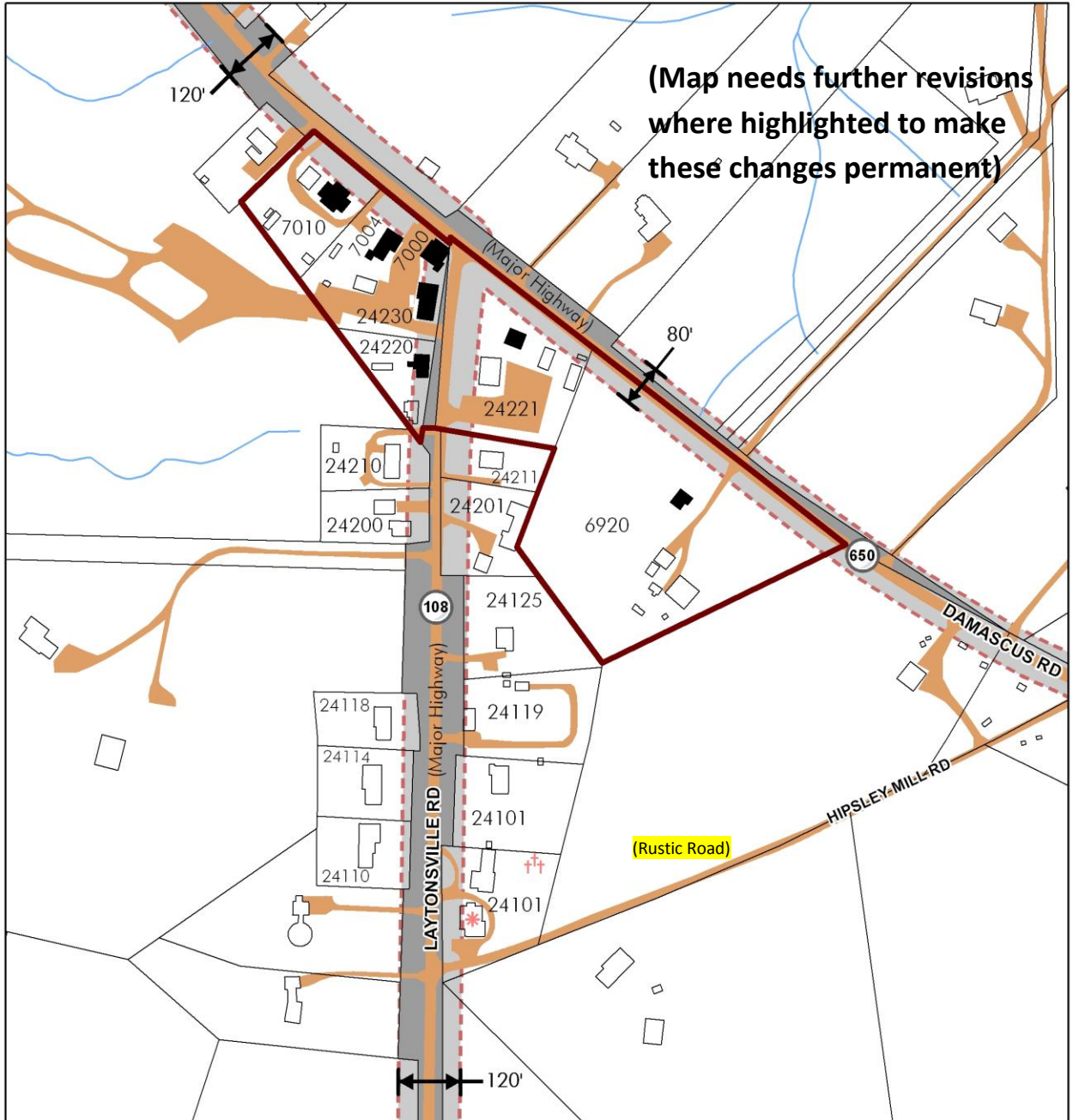
- | | | | | | |
|--|----------------------------|--|----------------------------|--|-----------------|
| | Etchison Historic District | | Contributing buildings | | Mt Tabor Church |
| | Parcel boundaries | | Non-contributing buildings | | |
| | Existing pavement | | Other buildings | | |
| | Public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







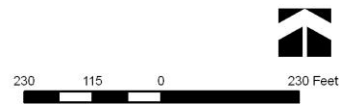
Etchison Historic District (15/29)

HPC Recommendation (5 Parcels)

(Map needs further revisions where highlighted to make these changes permanent)



- | | | | |
|---|----------------------------|---|---------------------------|
|  | 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 –Staff Recommendation (18 Parcels)



Nettie Hawkins Store (1915)



Etchison-Hawkins House (c1876-78)

Etchison, located at the junction of Damascus and Laytonsville Roads, possesses historical, architectural, and cultural significance because it:

- is representative of a once prevalent settlement pattern – the linear crossroads community established in rural areas throughout both Montgomery County and the United States
- was developed and settled by extended family members and hence is representative of a once prevalent cultural pattern – the extended kinship community, which formed the primary institution governing rural lives and settlement throughout most of the 18th and early 19th centuries in the United States
- still possesses its core commercial buildings (the Etchison Store and the Feed Store,) which are still in commercial use (as a convenience store and motorcycle shop, respectively).
- still possesses two crossroads anchored by visually prominent, familiar, and well-liked landmarks (the Etchison Store and the Mt. Tabor Methodist Episcopal Church), once common features of these settlements
- includes a church, Mt. Tabor, that has maintained, although in altered form, both its original front-gable chapel (1881), now rare, and its later Gothic Revival replacement (1914). Front-gabled buildings were the favored form for non-residential buildings throughout rural Montgomery from the late 18th to early 20th centuries; Gothic Revival was the favored replacement style among Methodist churches;
- evidences the persistence of tradition characteristic of Montgomery County at large in its mixture of older and newer architectural styles developed contemporaneously
- evidences the characteristic rural open space and farm outbuildings as a backdrop and the lack of a secondary street network characteristic of rural crossroad communities

Etchison thus possesses sufficient integrity in its development pattern and architecture to convey the significance outlined above and thus qualifies for local designation as a historic district. Therefore, staff recommends Etchison for designation as a historic district. Etchison has rural village overlay zoning, which helps restrict uses but does not protect buildings and structures.

Etchison is four miles south of Damascus, three miles north of Laytonsville, and eleven miles east of Gaithersburg. Laytonsville Road (Rt 108) forms the spine of the district, bordered by Hipsley Mill Road at the south end and Damascus Road (Rt 650) at the north end. Hipsley Mill is a rustic road, and designation of a district complements the goal of the rustic roads program to preserve scenic roads and views. The district contains 20 primary structures dating mainly from the late 19th to mid-20th century. The majority of the structures are frame single-family houses, with three church related structures at the south end of the district, and two commercial structures at the north end.

Etchison developed as a rural crossroads village beginning in the immediate post-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 Church. 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. There are three periods of significance for the district: 1876-1900, 1901-1941, and 1945-65.

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
- Other Parcels: Info. not available at the time of this staff report, to be provided later time



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

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

Revised Map: Revised to show detail and show the staff-recommended boundary.

15/29 Etchison Historic District Summary Table						
Street Address		Historic Name	Style/ Type	Date	Category	
6920	Damascus Rd	Walter & Ida Allnut 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	
24101 A	Laytonsville Rd	Second church	Gothic Revival	1914	C	
24101 B	Laytonsville	Mt Tabor Cemetery		1884	C	
24101 C	Laytonsville Rd	Original church	Vernacular, Front Gable	1881	C	
24110	Laytonsville Rd	Claudia & Luther Howard House	Ranch	1963	C	

24114	Laytonsville Rd	J Ernest and Ruth Hawkins House	Ranch	1961	C	
24115	Laytonsville Rd	Mt Tabor Parsonage	Ranch	1965	C	
24118	Laytonsville Rd	Bogley House	Ranch	ca 1958	C	
24119	Laytonsville Rd	E Dorsey Hawkins House	Vernacular, Three Bay, Side Gable	c1880-82	C	
24125	Laytonsville Rd	Marshall House	Neocolonial Saltbox	1994	NC	
24200	Laytonsville Rd	Gertrude Bowman & Norman Weber House	Colonial Revival Bungalow	c1937	C	
24201	Laytonsville Rd	James & Willie B Gue House	Modified Cape Cod	c1944	NC	
24210	Laytonsville Rd	Tom and Jane King	Ranch	c1960	C	
24211	Laytonsville Rd	Virginia Weber & R. Washington Bowman House	Colonial Revival Bungalow	c1937	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	



Mt. Tabor Church, original 1881 church (left) and 1914 church (right)

Etchison Area Individual Site – 15/29-1



15/29-1 Mt. Tabor Methodist Episcopal Church and Cemetery, 24101 Laytonsville Road

Staff recommends against designating this resource as an individual site (but does recommend that the resource be included within an 18-parcel Etchison Historic District.) (The Historic Preservation Commission

recommends against designating this as an individual resource and excludes it from the 5-parcel Etchison Historic District that it recommends.)

The property includes an original 1881 church, a 1914 sanctuary, and a cemetery with 144 graves dating from 1884. The complex represents the strength and homogeneity of faith that bound rural communities together in the post-bellum era. The two structures represent two eras of growth in the Etchison community. The first church building represents the earliest period of settlement while the sanctuary represents a period of growth, following area road improvements. In addition, the two buildings represent a re-orientation of Etchison's civic center. Members of the Hawkins family, descendants of Susan and Thomas Hawkins of Hawkins Creamery Road, were the establishment of the Mt. Tabor Church, and active in its continued operation.

The 1881 church is a two-story, front gable, braced frame structure with simple detailing, currently clad in aluminum siding. A stone datestone at the left front of the structure contains the construction date. The building retains 1/1 wood windows to which aluminum stormwindows have been added. The church roof is standing seam (panelized) metal. Entry into the original portion of the church was through the gable. The structure has been expanded over the years with additions appended to its original form.

The 1914 main church building is directly adjacent (south) of the 1881 structure and is a two-story cross-gable frame building with a central entry bell tower. A small 1956 addition at the rear of the structure provided space for Sunday school classes and restrooms. The building sits on a homemade poured concrete foundation, has been sheathed in aluminum siding since the early 1970s, and has an asphalt shingle roof.³ The tower's entry was recently enclosed with addition of commercial-style metal framed, glass entry doors. Sometime between 1946 and 1955, the bell tower was truncated when the roof and belfry were removed. Stained glass, foil-like ocular windows grace the west and south sides of the tower. The sanctuary maintains great integrity to its time of construction. To the north (left) of the main entry on the projecting front gable are three sets of pointed arch Gothic-inspired windows, notable for their subdued geometric tracery.

Zoning: RDT (not recommended for individual designation by staff or HPC, no map is needed)

³Michael F. Dwyer, 1974, MHT Historic Sites Inventory Form, 15-29 Etchison Historic District.

APPENDICES

APPENDIX 1: SUMMARY OF HPC AND PB STEPS TO DATE

Historic Preservation Commission Hearings and Worksessions -- The HPC completed its consideration of the *Staff Draft* on April 28, 2010. The HPC ultimately evaluated 38 historic resources, including 36 individual resources and two historic districts. The evaluated resources were located primarily within Upper Planning Area 15, known as the Upper Patuxent, but also in Planning Area 10 (Bennett), Planning Area 12 (Dickerson), and Planning Area 14 (Goshen). These planning areas are mainly with the Agricultural Reserve. Most of the resources were listed on the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*, but a limited number of additional resources were evaluated as well.

The HPC held a total of five meetings: two public hearings (on 1/20/2010 and 4/14/2010) and three worksessions (on 2/24/2010, 3/10/2010, and 4/28/2010). The HPC recommended that:

- 15 resources (one historic district and 14 individual sites) be designated on the *Master Plan for Historic Preservation* and that two of these not already on the *Locational Atlas* be added to it;
- 22 resources (one historic district and 21 individual sites) not be designated and that 21 of these be removed from the *Locational Atlas* (one was a non-Atlas property); and
- one resource be retained on the *Locational Atlas*.

At the request of the HPC, staff presented two options for a Clagettville Historic District (15/8) and three for an Etchison Historic District (15/29).

The HPC recommended against designating any historic district in Clagettville and directed staff to evaluate six properties within the district as individual sites. The six included a church (15/8-1) and five residences (15/8-2, 15/8-3, 15/8-4, 15/8-5, and 15/8-6). Each property owner received notice that his or her property was to be evaluated for individual designation. Ultimately, the HPC recommended on 4/28/2010 that the church (15/8-1) and four of the five residences (15/8-2, 15/8-3, 15/8-4, and 15/8-6) be individually designated and that the sixth residence (15/8-5) not be designated.

The HPC initially voted on 2/24/2010 to recommend designation of a small Etchison Historic District, which included four tax parcels, and asked staff to evaluate a church (15/29-1) and a residence (15/29-2) as individual resources. These property owners received notice that their property was under consideration for individual designation. On 4/28/2010, the HPC recommended expanding the Etchison Historic District to include resource 15/29-2 as a contributing resource. On that same date, the HPC also recommended against designation of the church (15/29-1) as an individual resource. Thus, the Etchison Historic District, as finally recommended by the HPC, consists of five tax parcels and includes 7010 Damascus Road, 7004 Damascus Road, 7000 Damascus Road, 24230 Damascus Road, 24220 Laytonsville Road, 24221 Laytonsville Road, and 6920 Damascus Road.

The *Public Hearing Draft Amendment* reflects the Historic Preservation Commission's recommendations on whether resources should be designated on the *Master Plan for Historic Preservation* and added to, removed from, or retained on the *Locational Atlas*. See also the Final List of Resources Evaluated by the HPC, in the Appendix of this staff report.

Planning Board Public Hearing -- On October 14, 2010, the Planning Board held a public hearing to take testimony on the *Public Hearing Draft Amendment to the Master Plan for Historic Preservation: Upper Patuxent Area Resources* and associated updates to the *Locational Atlas and Index of Historic Sites*.

Planning Board Worksession #1: Overview, Individual Sites where the HPC and Staff Agree -- During its regular agenda on November 4, 2010, the Montgomery County Planning Board held its first worksession. The worksession addressed individual sites for which the HPC and staff were in agreement on whether to designate. Staff gave an overview of the historic designation process and the history of the Upper Patuxent area. After deliberation, the Planning Board concurred with the staff recommendations in the staff report dated 10.28.2010 and thus:

- Removed 16 individual from the *Locational Atlas* and recommended to the County Council that the sites not be designated on the *Master Plan for Historic Preservation*, as follows: 10/3,10/5, 10/18, 12/10, 15/2, 15/3,15/6, 15/7, 15/9, 15/12, 15/14, 15/19, 15/21, 15/24, 15/26, and 15/30
- Added two individual sites to the *Locational Atlas* and recommended to the County Council that those two individual sites and six others be designated on the *Master Plan for Historic Preservation*, as follows, with asterisks indicating addition to the *Locational Atlas*: 10/1, 15/5, 15/13, 15/16, 15/17, 15/20, 15/71*, and 15/73*. The staff recommendations included revised resource maps, environmental settings, and environmental setting text for certain of these resources, per the staff report dated 10.28.2010.

Three members of the public were invited to speak by the Planning Board. One member, Ms. Donna Isaacs, spoke on behalf of the owners of 15/8-6 Ollie and Leila Moxley House, located at 28515 Kemptown Road. This resource was not scheduled for evaluation by the Planning Board during Worksession #1. However, Ms. Isaacs wanted the Planning Board to note, among other things, that there was a contract purchaser for the property and that the contract would lapse by January 1, 2011.

APPENDIX 2: SHORT LIST OF ALL RESOURCES IN AMENDMENT (NOT HD PARCELS)

FINAL LIST OF RESOURCES EVALUATED BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION (HPC) FOR THE UPPER PATUXENT AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION, WITH HPC AND STAFF RECOMMENDATIONS TO PLANNING BOARD						
Resource No.	Resource Name	Address		Tax District-Tax ID	HPC Recommendations to PB (advisory only)	Staff Recommendations to PB (advisory only)
Individual Resources						
10/01 [PDF]	FRIENDSHIP	28110	RIDGE RD	12-00937190	Designate	Designate
10/03 [PDF]	JOHN MOXLEY HOUSE	28800	KEMPTOWN RD	12-0093792	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
10/05 [PDF]	JOHN D. PURDUM HOUSE	28814	KEMPTOWN RD	12-00937508	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
10/18 [PDF]	BURDETTE-RIDDLE FARM	27100	PURDUM ROAD	12-00939837	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
12/10 [PDF]	JAMES LAUMAN FARM	22000	PEACH TREE RD	12-00916302	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/01 [PDF]	PARR'S SPRING	4704	BALTIMORE NATL PIKE	13-002061/ U-381018	Retain on Locational Atlas	Designate
15/02 [PDF]	MATTHEW MOLESWORTH FARM	13501	PENNS SHOP RD	09-295097/ 12-00938638	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/03 [PDF]	REZIN MOXLEY HOUSE	3597	MEDD RD	12-00925795	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/04 [PDF]	ALFRED BAKER HOUSE	28901	KEMPTOWN RD	12-00923364	Do not designate; Remove from Locational Atlas	Designate
15/05 [PDF]	MOLESWORTH-BURDETTE FARM	28600	RIDGE RD	12-00923967	Designate	Designate
15/06 [PDF]	BECRAFT FARM	28500	RIDGE RD	12-01613937	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/07 [PDF]	BROWNS TOBACCO HOUSE	28601	RIDGE RD	12-00923717	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/08-1 [PDF]	MONTGOMERY METHODIST PROTESTANT CHURCH & CEMETERY ²	28201	KEMPTOWN RD	12-01876507	Designate	Designate
		n.a.	RIDGE RD	12-00936685		
		n.a.	RIDGE RD	12-00936982		
15/08-2 [PDF]	IRA MOXLEY/HARVEY MOXLEY HOUSE ²	28318	KEMPTOWN RD	12-00927247	Designate as individual resource	Designate as individual resource only if not included in historic district
15/08-3 [PDF]	ROBERT B. & SUSAN MOXLEY HOUSE ²	28322	KEMPTOWN RD	12-00937348	Designate as individual resource	Designate as individual resource only if not included in historic district
15/08-4 [PDF]	LEWIS & LAURA EASTON HOUSE ²	28408	KEMPTOWN RD	12-00928787	Designate as individual resource	Designate as individual resource only if not included in historic district
15/08-5 [PDF]	OTTIE & TRESSIE MOXLEY HOUSE ²	28411	KEMPTOWN RD	12-01884688	Do not designate as individual resource; Remove from Locational Atlas	Designate as individual resource only if not included in historic district
15/08-6 [PDF]	OLLIE & LEILA MOXLEY FARM ²	28515	KEMPTOWN RD	12-00937304	Designate as individual resource	Designate as individual resource only if not included in historic district
15/09 [PDF]	CAPT. CLAGETT-HILTON FARM	28055	RIDGE RD	12-00931661	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/12 [PDF]	THOMPSON-WOODFIELD FARM	27211	LONG CORNER RD	12-00944300	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
		27217		12-00944297		
15/13 [PDF]	SHIPLEY-MULLINX FARM	27001 unknown	LONG CORNER RD	12-00937510	Designate; Tw o-door tenant house is non-contributing; modern dwelling at unknown street number is non-contributing. ⁵	Designate; Tw o-door tenant house is non-contributing; modern dwelling at unknown street number is non-contributing. ⁵
15/14 [PDF]	MULLINX STORE SITE	MULLINX MILL RD NEAR PATUXENT RIVER		12-00935976	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/16 [PDF]	CLAGETT-BRANDENBURG FARM & TOBACCO HOUSE	26360	MULLINX MILL RD	12-00924585	Designate	Designate
15/17 [PDF]	SARAH BRANDENBURG FARM	26301	MULLINX MILL RD	12-00010180	Designate	Designate
15/19 [PDF]	WARTHAN-DAY FARM	8711	DAMASCUS RD	12-00927420	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/20 [PDF]	MT. LEBANON MP CHURCH-CEMETERY	8115	DAMASCUS RD	12-00006405	Designate	Designate
15/21 [PDF]	JOHN O. ETCHISON HOUSE	25611	LONG CORNER RD	12-03578743	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/24 [PDF]	WILSON WARFIELD FARM	26725	MULLINX MILL RD	12-00009330	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/26 [PDF]	FRED WATKINS FARM	7373	DAMASCUS RD	01-02518631	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas

15/27 [PDF]	COL. LYDE GRIFFITH/MERHLE WARFIELD FARM	7305 7307	DAMASCUS RD	01-00010362	Do not designate; Remove from Locational Atlas	Designate
15/28 [PDF]	LUTHER W. MOORE FARM	7201	DAMASCUS RD	01-01724548	Designate	Designate
15/29-1 [PDF]	MT. TABOR METHODIST EPISCOPAL CHURCH-CEMETERY ²	24101	LAYTONSVILLE RD	01-00006393	Do not designate as individual resource (and do not include as contributing resource to historic district); Remove from Locational Atlas	Do not designate as individual resource (but include as contributing resource to historic district --see 15/29)
15/30 [PDF]	LOG BARN SITE	24899	HALTERMAN RD	01-009636	Do not designate; Remove from Locational Atlas	Do not designate; Remove from Locational Atlas
15/71 [PDF]	CHROBOT HOUSE ¹	24724	HIPSLEY MILL RD	01-00009374	Designate; Add to Locational Atlas	Designate; Add to Locational Atlas
15/73 [PDF]	BASIL WARFIELD FARM ¹	8201	DAMASCUS RD	01-0010395	Designate; Add to Locational Atlas; Dwelling house at 8131 Damascus Rd. is non-contributing. ⁵	Designate; Add to Locational Atlas; Dwelling house at 8131 Damascus Rd. is non-contributing. ⁵
		8251	DAMASCUS RD			
		8131	DAMASCUS RD			
		8251	DAMASCUS RD	01-00010407		
15/117 [PDF]	MT. LEBANON SCHOOL/SITE OF MT. LEBANON CHURCH ¹	26310	MULLINX MILL RD	12-00938503	Do not designate	Designate; Add to Locational Atlas
Historic Districts						
15/08 [PDF]	CLAGETTSVILLE HISTORIC DISTRICT	VICINITY RIDGE RD & KEMPTOWN RD IN CLAGETTSVILLE			Do not designate; Remove from Locational Atlas	Designate a 44-Parcel Historic District
15/29 [PDF]	ETCHISON HISTORIC DISTRICT	VICINITY DAMASCUS RD & LAYTONSVILLE RD IN ETCHISON			Designate a 5-Parcel Historic District as shown on the map in the Public Hearing Draft Amendment; Remove all other parcels from Locational Atlas	Designate an 18-Parcel Historic District as shown on the map in the Staff Draft
¹ Historic resource that is not on the Locational Atlas and Index of Historic Sites in Montgomery County Maryland. ² Historic resource that was considered by the HPC first for inclusion in a historic district and then for individual designation. ⁵ Non-contributing" means that the building or structure does not contribute to the architectural or historical significance of the individual resource.						

APPENDIX 3: CLAGETTSVILLE HISTORIC DISTRICT RESOURCES AND TAX PARCELS

Resource Name	Address		Tax District-Tax ID	HPC Recommendation (advisory only)
CLAGETTSVILLE HISTORIC DISTRICT	VICINITY RIDGE RD & KEMPTOWN RD IN CLAGETTSVILLE			Do not designate; Remove from Locational Atlas
HISTORIC NAME OF MAJOR BUILDING OR STRUCTURE ON EVALUATED TAX PARCEL	ADDRESS		TAX DISTRICT-TAX ID	EVALUATED TAX PARCEL -- HPC RECOMMENDATION
Isaac Moxley Farm Building	9915	Moxley Road	12-00942788	No HD recommended
William Alfred Smith Hse	28520	Kempton Road	12-00933831	No HD recommended
John Seipp Hse	28514	Kempton Road	12-00940517	No HD recommended
Millie Moxley & Fuller Phebus Hse	28510	Kempton Road	12-00938811	No HD recommended
Kaetzel Hse	28500	Kempton Road	12-00932701	No HD recommended
Albert W. Baker Hse	28420	Kempton Road	12-00929417	No HD recommended
Willie B. Moxley Store	28416	Kempton Road	12-00929474	No HD recommended
John Robert Esworthy Hse	28412	Kempton Road	12-00922713	No HD recommended
Lewis & Laura Easton Hse (see also 15/08-4) ²	28408	Kempton Road	12-00928787, Part of	No HD recommended -- see 15/08-4 above
(small modern building)	28406	Kempton Road	12-00922611	No HD recommended
John Burdette Hse	28404	Kempton Road	12-00928606	No HD recommended
Robert (Jake) & Orida Moxley Hse	28332	Kempton Road	12-01901762	No HD recommended
Robert B. & Susan Moxley Hse (see also 15/08-3)	28322	Kempton Road	12-00937348	No HD recommended -- see 15/08-3 above
Ira/Harvey Moxley House (see also 15/08-2) ²	28318	Kempton Road	12-00927247	No HD recommended -- see 15/08-2 above
Harvey W. Moxley Store	28314	Kempton Road	12-00934540	No HD recommended
28310 William & Agnes Haines Hse	28310	Kempton Road	12-00925740	No HD recommended
William & Ilda Moxley Hse	28230	Kempton Road	12-00937350	No HD recommended
(Farmland)	28218	Kempton Road	12-01628563	No HD recommended
(Farmland and driveway associated with 10/1 Friendship)	28130	Kempton Road	12-00937188	No HD recommended
Warfield-Moxley Service Station	28030	Ridge Road	12-00943098	No HD recommended
Samuel D. Warfield Hse	28020 (27902)	Ridge Road	12-00943043, Part of	No HD recommended
Ollie & Leila Moxley Farm Dwelling Hse (see also 15/08-6) ²	28515	Kempton Road	12-00937304	No HD recommended -- see 15/08-6 above
(Farmland)	28505	Kempton Road	12-00929510, Part of	No HD recommended

(1941 Vernacular Hse)	28419	Kempton Road	12-00933170	No HD recommended
Ottie & Tressie Moxley House (see also 15/08-5) ²	28411	Kempton Road	12-01884688	No HD recommended -- see 15/08-5 above
	28409	Kempton Road	12-00933204	No HD recommended
	28407	Kempton Road	12-00935271	No HD recommended
Evelyn Humerick Hse	28405	Kempton Road	12-00932084	No HD recommended
Bowersox Hse	28403	Kempton Road	12-00924200	No HD recommended
William Whitman Hse	28323	Kempton Road	12-00928878	No HD recommended
	28321	Kempton Road	12-00923295	No HD recommended
	28319	Kempton Road	12-00929031	No HD recommended
	28317	Kempton Road	12-00934551	No HD recommended
	28315	Kempton Road	12-00927998	No HD recommended
(Empty parcel)	28313	Kempton Road	12-00927987	No HD recommended
Harvey W. Moxley Hse	28309	Kempton Road	12-00925818	No HD recommended
Winfred & Imogene Perkinson	28305	Kempton Road	12-00923694	No HD recommended
Church Parsonage	28241	Kempton Road	12-00936993	No HD recommended
Edmond & Joyce Warfield Rhodes Hse	28235	Kempton Road	12-00939713	No HD recommended
Montgomery Methodist Protestant Church & Cemetery (see also 15/08-1) ²	28201	Kempton Road	12-01876507	No HD recommended -- see 15/08-1 above
	n.a.	Ridge Road	12-00936685	
	n.a.	Ridge Road	12-00936982	
William C. Clagett Hse	28015	Ridge Road	12-00931023	No HD recommended
John H. Clagett Hse	28001	Ridge Road	12-00925807	No HD recommended

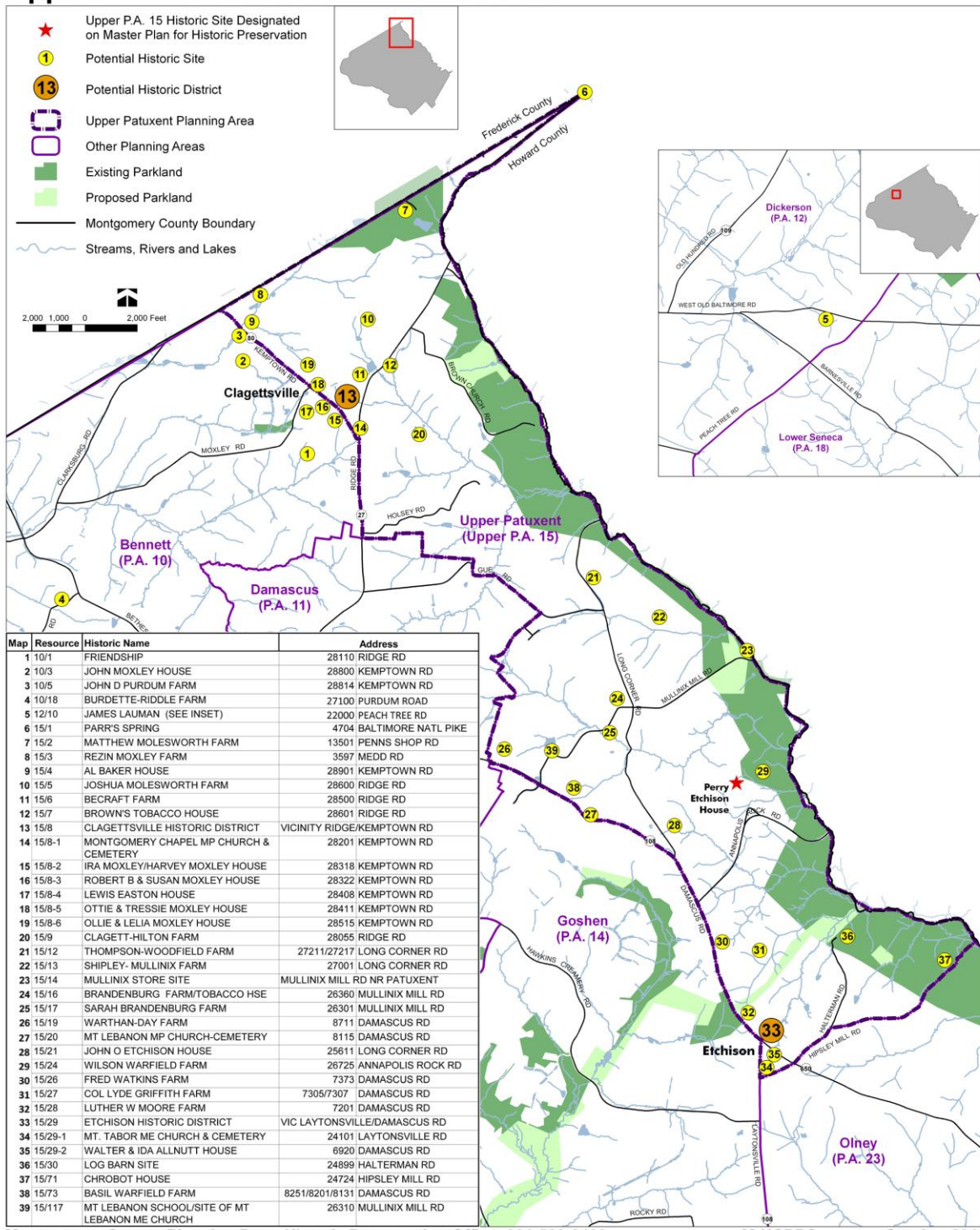
²Historic resource that was considered by the HPC first for inclusion in a historic district and then for individual designation.

APPENDIX 4: ETCHISON HD RESOURCES AND TAX PARCELS

15/29 ETCHISON HISTORIC DISTRICT -- EVALUATED PROPERTIES/TAX PARCELS, WITH HPC RECOMMENDATIONS					
Resource No.	Resource Name	Address	Tax District- Tax ID	HPC Recommendation (advisory only)	
15/29 [PDF]	ETCHISON HISTORIC DISTRICT ⁶	VICINITY DAMASCUS RD & LAYTONSVILLE RD IN ETCHISON		Designate a 5-Parcel Historic District as Shown on Map [15/29 MAP-HPC]	
	HISTORIC NAME OF MAJOR BUILDING OR STRUCTURE ON EVALUATED TAX PARCEL ⁶	ADDRESS		TAX DISTRICT- TAX ID ⁶	
	<i>Walter & Ida Allnutt Hse (see also 15/29-2 above)</i>	6920	<i>Damascus Rd</i>	01-0000157	<i>Include in HD/Contributing to HD (and do not designate as an individual resource -- see 15/29-2 above)</i>
	<i>Thomas F. Hawkins Hse</i>	7010	<i>Damascus Rd</i>	01-00000501	<i>Include in HD/Contributing to HD</i>
	<i>Etchison-Hawkins Hse</i>	7004	<i>Damascus Rd</i>	01-00002486	<i>Include in HD/Contributing to HD</i>
	<i>Nettie Hawkins Store (Etchison Store)</i>	7000	<i>Damascus Rd</i>		<i>Include in HD/Contributing to HD</i>
	<i>Hawkins Feed Store</i>	24230	<i>Laytonsville Rd</i>		<i>Include in HD/Contributing to HD</i>
	<i>Hipsley-Hawkins Hse</i>	24220	<i>Laytonsville Rd</i>	01-00003253	<i>Include in HD/Contributing to HD</i>
	<i>William & Pearl Moore Hse</i>	24221	<i>Laytonsville Rd</i>	01-00007160	<i>Include in HD/Contributing to HD</i>
	Tom and Jane King Hse	24210	Laytonsville Rd	01-00005104	Do not include in HD/n.a.
	Gertrude Bowman & Norman Weber Hse	24200	Laytonsville Rd	01-00004428	Do not include in HD/n.a.
	(Street Frontage only)	24124	Laytonsville Rd	01-02674452, Part of	Do not include in HD/n.a.
	Bogley Hse	24118	Laytonsville Rd	01-00000716	Do not include in HD/n.a.
	J. Ernest and Ruth Hawkins Hse	24114	Laytonsville Rd	01-00003914	Do not include in HD/n.a.
	Claudia and Luther Howard Hse	24110	Laytonsville Rd	01-00004372	Do not include in HD/n.a.
	Virginia Weber and R. Washington Bowman Hse	24211	Laytonsville Rd	01-00003663	Do not include in HD/n.a.
	James and Willie B. Gue Hse	24201	Laytonsville Rd	01-00004406	Do not include in HD/n.a.
	Marshall Hse	24125	Laytonsville Rd	01-0172847	Do not include in HD/n.a.
	E. Dorsey Hawkins Hse	24119	Laytonsville Rd	01-00005764	Do not include in HD/n.a.
Church Parsonage	24115	Laytonsville Rd	01-00006770	Do not include in HD/n.a.	
Mt. Tabor Methodist Episcopal Church-Cemetery (see also 15/29-1 above)	24101	Laytonsville Rd	01-00006393	Do not include in HD/n.a. (and do not designate as individual resource -- see 15/29-1 above)	
² Historic resource that was considered by the HPC first for inclusion in a historic district and then for individual designation.					
³ Tax parcels that are recommended for inclusion in a historic district have the status "Include in HD." Tax parcels that have been evaluated but not recommended for inclusion in a historic district have the status "Do not include."					
⁴ "Contributing to HD" means that the tax parcel contains certain buildings, structures, or features that contribute to the architectural or historical significance of the historic district.					
⁶ Tax parcels in italics are recommended by the HPC for inclusion in the Etchison Historic District (15/29).					

APPENDIX 5: LOCATOR MAP

Upper Patuxent Area Historic Resources



Montgomery County Planning Dept, Historic Preservation Office, 301-563-3400

M-NCPPC

October 2010

APPENDIX 6: 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.

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

1. Historical and cultural significance

The historic resource:

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

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

APPENDIX 7:

COMMUNITIES IN MONTGOMERY COUNTY

Clare Lise Kelly, MNCPPC

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

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

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

Tobacco Era Communities (1750-1790)

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

-Dowden's Ordinary 1754

-Hungerford Tavern (Rockville) 1769; county seat 1776

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

Early Platted Communities (1790-1865)

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

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

Industrial Communities

Settlements that grew around industrial businesses including mills and quarries.

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

- Triadelphia-milling community (no longer extant)

Crossroads communities

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

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

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

Kinship Communities

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

-KingsValley

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

-Lewisdale

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

-Etchison—see above

-Clagettsville—see above

Post-Emancipation African American communities

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

Railroad communities

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

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

-Germantown 1878

-Takoma Park, 1883

-Capitol View Park, Forest Glen, Garrett Park 1887

Streetcar Suburbs

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

- Chevy Chase, Kensington, Somerset 1890
- Otterbourne
- Drummond

Automobile Suburbs

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

- Falkland Apartments (1936) garden apartment community
- Greenwich Forest – Tudor Revival houses
- Woodside Park

APPENDIX 8: RURAL HAMLETS

EXCERPT: NATIONAL PARK SERVICE, CULTURAL RESOURCES MANAGEMENT ONLINE, VOLUME 17, NO. 01 at <http://crm.cr.nps.gov/archive/17-1/17-1-9.pdf>

The Unincorporated Hamlet

A Vanishing Aspect of the Rural Landscape

Jeffrey Winstel

In an urban area of northeast Ohio, between Cleveland and Akron, the Cuyahoga Valley National Recreation Area preserves a rural landscape. At a crossroads in the recreation area is a remarkably nondescript collection of buildings known as Everett. This blink-of-an-eye on the landscape could be effectively marked by placing the “Welcome to ...” and the “Thank you for visiting ...” salutations on opposite sides of the same road sign.

Indistinct crossroad communities like Everett are found throughout the country, and in many National Park Service units. Although their presence indicates a role in the settlement process, the buildings’ unassuming appearances do not convey historic or cultural importance. Despite this, the Cuyahoga Valley National Recreation Area plans to preserve Everett’s buildings and setting through a phased rehabilitation project. An assessment of the social and economic processes that shaped the community revealed Everett’s eligibility for the National Register of Historic Places as a locally significant example of a formerly dominant settlement pattern. Other national parks with historic agricultural land uses may also find examples of this settlement type within their boundaries. This article may help them identify and document this vanishing element of the rural landscape. Geographer Walter Cristaller used the rural landscape in Germany to develop his Central Place Theory of economic geography. His theory identifies the hamlet as the smallest settlement unit that provides a few primary services to a small local hinterland. Like Everett, the communities in Cristaller’s study group were tied to the local agricultural economy.

In 1943, University of Wisconsin climatologist and geographer Glenn T. Trewartha published a study on the rural hamlet. In his article “The Unincorporated Hamlet: An Overlooked Aspect of the American Landscape” he stated that, except for the isolated farmstead, the unincorporated hamlet was the second most common settlement type found in rural America.¹ Trewartha identified several characteristics of these communities. Using the crossroads settlements in southwestern Wisconsin, he noted that the unincorporated hamlet lacked internal street patterns and had no business core. The distance between the outermost buildings in these communities did not exceed one-quarter of a mile. Typical functional units included residences, farm outbuildings, a school, a church, blacksmith shop or garage, and a tavern. Most of the citizens of these communities were farmers, with professionals being limited to preachers and teachers.²

Hamlets typically are associated with the initial settlement period. The arrival of homesteaders created a need for a place to receive and send mail. The United States Congress had the power to establish post offices and postal roads throughout the 19th and early-20th century. Fourth class post offices, often located in general stores livery and feed stable, and a saloon. The train provided the chief link with the outside world by bringing in the mail and shipping out farm produce.

With the rise of the automobile came the decline of Everett. In 1931, the one-room schoolhouse was closed, electricity arrived, and the railroad station agent was transferred. In 1935 the depot was dismantled and the road leading to the city of Akron was hard-surfaced. The character of Everett changed from a self-contained farming community to a group of residences dependent on services found outside the crossroads.

Surviving buildings in Everett were constructed primarily between 1880-1930, the farming community-era. Physical characteristics that Trewartha used to describe the pre-automobile hamlet are evident. Buildings are oriented to the historic roadways, and there is no internal street system that would give Everett a presence set apart from these roadways. The businesses that were located in Everett were randomly spaced, not clustered around a core area. A farmstead is also found in Everett, consisting of a house, privy, barn, chicken coop, and corn crib.

Historic maps show the remaining buildings match Trewartha's social profile for the hamlet type. The gas station/general store building remains, as does the church. The school was converted to a residence in 1936. Postal service in Everett started in 1880. Various general store owners were listed as the postmaster or postmistress, the last one being Miss Frank I. (Ivel) Kepner in 1917. Most important, the community is still surrounded by farming. The rural setting of Everett suggests a strong association with an agrarian economy.

Everett was not the only settlement of this type in the lower Cuyahoga River Valley. The dominant theme of the 19th-century landscape in the valley was agriculture, naturally giving rise to several of these settlements in the area. A review of the *1874 Combination Atlas Map of Summit County, Ohio*, and the *1891 Cuyahoga County Atlas Maps* resulted in a list of nine small crossroads settlements that once existed in or near the Cuyahoga Valley National Recreation Area. Additional settlements of this type are described in the 1880 Valley Railway tourist guide. Settlements with internal street systems were excluded from this comparative group. Two of the nine crossroads now display common 20th-century fates for the unincorporated hamlet.

The establishment of Little York in 1825 coincided with the construction of a saw mill. In 1856, there were 12 families living in Little York and the 1874 atlas shows a school, a wagon shop, and 14 residences. Today, 1950s suburban housing and a convenience mart make up this community. Hammond's Corners once boasted the "second largest general store in the state." A 19th-century bird's-eye became very powerful centralizing forces on the rural landscape.³

The decline in the number of unincorporated hamlets is directly linked to the changes in postal service and related changes in road quality. Rural free delivery, which was long advocated by farmers, began experimentally in 1896 and was permanently adopted a few years later. In order to qualify for rural free delivery, local governments spent millions of dollars on road improvements between 1897 and 1908.⁴ The first federal road census in 1904 showed that out of two million miles of road, only 153,664 were "improved," which included roads covered only with sawdust, sand, or clay.⁵ By the end of World War I, over 300,000 miles of road were hard-surfaced.⁶ Rural free delivery service drastically reduced the number of small community post offices and, subsequently, the businesses in which post offices were housed. These commercial establishments were dependent on the traffic that the postal service generated for them.

Paul H. Landis's studies of rural trade centers in the early-20th century concluded that small unincorporated places were decreasing due to increases in surface highways and the decline of the fourth-class post office. Trewartha's article noted that in 1920, Herbert Hoover's committee reporting on recent economic changes in the country found a shift from country trading centers to larger commercial centers.⁷

Although hamlets declined in numbers, they did not die out. Trewartha found the unincorporated hamlets in the 1930s were less complete service centers. These hamlets were characterized by more taverns, filling stations, and garages. Some general stores survived due to the lower overhead and reduced operating costs which enabled them to sell for less. Churches and schools also remained common features of hamlets in the 1930s, but agricultural buildings were not apparent.⁸ The early-19th-century genesis of Everett is tied to the Ohio & Erie Canal. Alanson Swan, the largest land owner in the community, operated a grocery store, warehouse, and one of the largest livery stables along the canal. After the decline of the packet-boat era (1837-1852), Everett changed very little until the arrival of the railroad. In 1880, the Valley Railway established a depot near the crossroads and gave the community the name of Everett, after the secretary-treasurer of the railway company.

Along with the establishment of rail transportation came the community's first post office. Rather than servicing canal traffic, the crossroads depended on, and consisted of, the surrounding farming community. Census records from this period list farming as the dominant occupation, and business directories include a general merchandise retailer, a blacksmith, a schematic of this crossroads community shows 13 buildings, which included a church, a hotel, a doctor's house, a buggy works, and four residential structures. The 1874 county atlas shows Hammond's Corners as consisting of 20 buildings, 11 of which were residences. Although Hammond's Corners retains the sense of being a small crossroads community, the heavily asphalted lots fronting the gas station, post office, and modern bank building negate the sense of association with a historic agrarian lifestyle.

Everett is the best example of this historic settlement type within the local context area. The historic integrity of the crossroads qualified Everett for National Register of Historic Places status. Modern construction in Everett has been minimal, limited to a few garages. Although several buildings have been remodeled, these buildings

retain their massing, scale, and set-back. Trees and grass still dominate the landscape, instead of driveways and parking spaces. Surrounding land use patterns have been retained and will be preserved through an agricultural use easement.

Preservation planning for Everett began with a charette process that resulted in The Conceptual Design for Everett Village, prepared by the Denver Service Center of the National Park Service. The charette team consisted of personnel from the Cuyahoga Valley National Recreation Area, the Midwest Regional Office, and the Denver Service Center. Professional backgrounds of participants included planning, history, historical landscape architecture, historical architecture, park operations and management. The team concluded that Everett would best serve as a combination of office and residential facilities, along with low-impact visitor service and recreational centers compatible with visitor uses throughout Cuyahoga Valley National Recreation Area. The team stressed the specific qualities of the community that needed to be considered throughout the planning, design, and construction phases of the project in order to retain Everett's character. Densities should not exceed those found in the community during its period of historic significance (1880-1935). Existing vistas and corridors need to be retained and stand-alone functions should be maximized. Internal circulation should be minimized and outbuildings should not be left to fall into disrepair. The scale of parking should be limited to what is appropriate at individual sites and additional parking will be screened from the area.

Preserving the existing landscape and repairing, rather than replacing, sound historic fabric will prevent Everett from becoming something akin to an enlargement of a model train town. Everett needs to keep the look of a small community where the people made a modest living from the surrounding land. A Section 106 Programmatic Agreement is currently being negotiated with the Ohio Historic Preservation Office and the Advisory Council on Historic Preservation that will specify appropriate treatments for the rehabilitation of this National Register of Historic Places district.

A former resident of Everett remembers a childhood without conveniences such as running water and electricity. Despite this, these memories give her reason to agree with Andy Rooney's sentiment that "It might be a better country if we didn't have mail delivery at all. One of the healthiest things for any community is a post office where everyone comes to pick up the mail."

Notes

- 1 Glenn Trewartha, "The Unincorporated Hamlet: One Element of the American Settlement Fabric", AAAG (1943): 32-75.
- 2 Ibid., 59.
- 3 Ibid., 39.
- 4 Beth Grosvenor, National Register of Historic Places Bulletin 13 (Washington DC, U.S. Department of the Interior, National Park Service, 1984) p. 2.
- 5 Val Hart, *The Story of American Roads*, (Garden City, N.Y., The Country Life Press, 1950) p. 183.
- 6 Ibid., p. 196.
- 7 Trewartha., p. 43.
- 8 Ibid., p. 61.

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APPENDIX 9: How to Apply Criteria

The National Park Service, which administers the National Register of Historic Places, gives this guidance in its National Register Bulletin: *How to Apply the National Register Criteria for Evaluation*:

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of "site" natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic development. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

battlefield	designed landscape	rock carving
campsite	habitation site	rock shelter
cemeteries significant for information potential or historic association	natural feature (such as a rock formation) having cultural significance	ruins of a building or structure
ceremonial site	petroglyph	shipwreck
		trail
		village site

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Concentration, Linkage, & Continuity of Features

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial,

residential, or commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

Significance

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C, plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

Types of Features

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

Geographical Boundaries

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

Discontiguous Districts

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontiguous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontiguous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontiguous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

business districts	estates and farms with large	residential areas
canal systems	acreage/numerous properties	rural villages
groups of habitation sites	industrial complexes	transportation networks
college campuses	irrigation systems	rural historic districts