Resolution No. 11-1498
Introduced: June 13, 1989
Adopted: June 13, 1989

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

By: District Council

Subject: Final Draft Comprehensive Amendment to the Germantown Master Plan

Background

1. On September 19, 1988, the Montgomery County Planning Board transmitted to the County Executive the Final Draft Comprehensive Amendment to the Germantown Master Plan.

2. On December 19, 1988, the Montgomery County Executive transmitted to the District Council a revised Final Draft Comprehensive Amendment to the Germantown Master Plan which contained modifications to the Final Draft Plan.

3. On February 7 and 9, 1989, the Montgomery County Council held a public hearing regarding the Final Draft Comprehensive Amendment to the Germantown Master Plan.

4. On March 1, 9, 15, 22, and April 17, 1989, the Council's Planning, Housing, and Economic Development (PHED) Committee conducted worksessions on the Final Draft Comprehensive Amendment to the Germantown Master Plan, at which time, careful consideration was given to the public hearing testimony and correspondence, and the recommendations of the Montgomery County Planning Board and the County Executive.

5. On March 21, May 15, 17, 30, and June 1, 1989, the District Council conducted worksessions on the Final Draft Comprehensive Amendment to the Germantown Master Plan. The Council reviewed the recommendations of the PHED Committee regarding the Germantown Master Plan and also discussed new issues not previously considered by the PHED Committee.

6. This Plan is an amendment to the 1974 Germantown Master Plan as amended; a portion of the 1968 Clarksburg Master Plan; two portions of the 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space in Montgomery County; the 1978 Master Plan of Bikeways; the 1979 Master Plan for Historic Preservation; the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County; and the Master Plan of Highways within Montgomery County, Maryland.
Delete third bullet which reads:

"Staging some employment development so that all development can be adequately serviced by the proposed and future transportation system;".

On the fourth bullet add back the phrase "and (d) the Urban Villages;".

Revise the sixth bullet to read: "Recommends an increase in the total number of housing units by 19% from 32,000 to 38,000 units."

On the seventh bullet change "29 percent" to "26 percent".

On the first bullet change "36 percent to "31 percent".

On the second bullet change "1600 TDR's" to "2300 TDR's".

On the fourth bullet correct the acreage of the Employment Corridor and add back the phrase which reads, "multi-family residences, and a limited amount of retail development;".

Change the fourth bullet to read:

"o Recommends that protection of the water quality of receiving streams be a principal objective of the stormwater management facilities to be provided in connection with new development."

Delete the last bullet and implementation statement which reads:

"o Recommends that development of certain analysis areas in the Employment Corridor be staged to follow further study of additional roadway improvements and/or demand management measures.

"Implementation: Land Use Plan, Zoning Plan, Additional Study."

On the second bullet change the word "three" which describes three stations and replace it with "transit".

On the third bullet, delete "Riffle Ford Road" and replace it with "Observation Drive".

On the second bullet under the heading "COMMUNITY FACILITIES" change the phrase "two new intermediate schools" to "two new middle schools".

Under Historic Resources, change the statement "Rec... resources be designated ..." to "Recommends that designated..."
Page 25 Revise map to reflect the new zoning and FAR restrictions set by the Council and residential housing approved by the Council.

Page 30 Revise map to indicate location of school property as requested by the Board of Education.

Page 32 Revise map to indicate office use for Analysis Area GL-2 and indicate the location of school property as requested by the Board of Education.

Page 34 Revise map to move the Kingsview Village Center to the location specified by the Council, add the Clopper Village Center and delete the neighborhood retail centers.

Page 36 Add back the second bullet which reads:

"o The Village Center should be designed to contribute to the concept of an entrance to Germantown and to provide distinctive building form and visual buffering of the surface parking."

Page 37 Revise the map to delete the neighborhood retail centers and add the new Kingsview Village Center location.

Page 40 Revise map to indicate the realignment of the Germantown Greenbelt.

Page 43 In addition to the roadway changes indicate under the "General Changes" above, change footnote #1 from "To be closed ..." to "May be closed ..."

Pages 45-48 Move pages 45-48 (through to the discussion of "Transit") to the Appendix and preface with the statement as follows:

"The following guidelines should be used for the review of development proposals which do not require site plan review. These guidelines should be considered by the Planning Board at subdivision. The Board may modify these guidelines to more appropriately address the needs of the individual site."

Add to the text on page 45 at the top of the page:

"Guidelines for setbacks and landscape treatment which affect roadside character are included as Appendix O."

Pages 53-173 Delete the existing chapter entitled "Land Use and Zoning" and replace with the revised chapter attached to this resolution. The Planning Board is directed to correct any typographical errors which appear in this chapter and to modify maps as noted above under "GENERAL CHANGES" and as noted with handwritten notes on the maps which appear in the attached revised "Land Use and Zoning" chapter.
Page 205 After the discussion of A-80, add the following section to the chart under the column headings noted below:

<table>
<thead>
<tr>
<th>Roadway Number</th>
<th>Name</th>
<th>Limits</th>
<th>Minimum Right-of-Way Width</th>
<th>Recomm. Number of Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;A-103&quot;</td>
<td>Riffle Ford Road</td>
<td>MD 118 (M-61) to Planning Area</td>
<td>80'</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Southern Boundary</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Delete the discussion of A-271 at the bottom of this page.

Page 206 At top of the page, delete the word "(cont'd.)" which follows "A-271" and delete the letter "B" which precedes "Dairymaid Drive."

After the discussion of A-271, add the following section to the chart:

"A-272 New Road Hoyles Mill Road (A-298) to Clopper Road (M-26) 100' 4 Construct as divided arterial with landscaped median and street trees on both sides."

Also on page 206, in the section of this chart which discusses A-290, Section A of Mateney Road [Great Seneca Highway (M-90) east to Dairymaid Drive (A-271)] change the Minimum Right-of-Way from "80'" to "100'" and the Recommended Number of Lanes from "2" to "4".

At the end of page 206, add the following sections to the chart:

"A-273 Ridge Rd. MD 355 (M-6) to relocated Ridge Road (M-27) 100' 4 Construct as divided arterial with landscaped median
Provide sidewalks on both sides"
Page 223 Delete all of the text on page 223.

Pages 224-238

In the first bullet change the number of employees in the Germantown Employment Corridor from "47,000" to "55,000" and the planning areawide total from "61,000 employees" to "72,500 employees".

In the second bullet change "35,000 housing units" to "36,000 housing units" and "2,800 of these units" to "3,800 of these units".

Page 225 Under the heading "Summary of the Transportation Analysis for the Planning Board's Proposed Land Use Plan" change the second sentence to read:

"The transportation analysis done for the Preliminary Draft Plan and the Final Draft Plan was refined several times during the Board's work sessions to account for changes in the location, mix and intensity of the land use, and modifications to the planned transportation system."

Page 231 In the first paragraph under "Results of Areawide Level of Service Analysis" change the reference in the first sentence to the number of jobs from "61,000" to "72,500" and households from "35,000" to "36,000". In the second sentence of the same paragraph change the number of jobs in the Employment Corridor from "47,000" to "55,500" and the number of households from "2,800" to "3,800".

Page 231 In the last paragraph on the page, second sentence, delete the word "more" from the phrase "resulting in a more lower jobs-to-housing ratio."

Page 232 Delete the "A" which is directly underneath the column titled "Roadways Included".

Pages 234-237 Revise all maps and charts to reflect Council changes to the text of the Master Plan.

Page 241 Indicate boundaries of the Planning Area on the map.

Page 244 Under the heading "Major Highways" in the second paragraph which discusses M-83, after the third sentence, add the following sentence:

"North of A-19, this Plan identifies two potential alignments which should be evaluated as part of the Clarksburg Master Plan process."
Page 248 (con't.)

In the last paragraph of the page, revise the second sentence to read as follows:

"Since these alternative alignments are likely to affect development in this area, the selection of a single alternative should be made as soon as possible."

Page 250

Replace the second paragraph with the following paragraph:

"Four transit station locations are proposed by this Plan. One location is adjacent to the eastern edge of the Mixed-Use Center, in Analysis Area TC-2. The second is located in EC-6, the Marriott site, close to proposed M-27, Goldenrod Drive and the Regional Mall. The third is located in Analysis Area EC-2, adjacent to Father Hurley Boulevard and Crystal Rock Drive in the west Urban Village. A fourth is in Analysis Area EC-7 near Observation Drive in the East Urban Village. Other possible locations for stations or transit vehicle stops will be considered in the Transit Easement Study. Analysis Area GL-2 is one possible location."

Page 257

At the end of the third paragraph (directly above the section titled "PUBLIC SCHOOLS") add the words "middle schools" to the end of the last sentence.

Page 260

Last paragraph, last word, change reference from "Appendix M" to "Appendix J".

Page 261

Delete the first sentence on this page and provide in its place:

"There are six existing elementary schools and two under construction; an additional elementary school is recommended for construction in the FY90-95 Capital Improvements Program."

In the fifth paragraph change the first word from "Five" to "Three".

Pages 262-263

Delete Table 22.

Page 267

Under the heading "Local Recreation Needs" change the reference in the first paragraph from Appendix "H" to Appendix "K".

In the following paragraph, change the second sentence to read:

"In addition, local recreation facilities such as ballfields, tennis and multi-use courts are recommended to be provided on two parcels in Churchill Village (See Analysis Areas CH-1 and CH-2)."

In the following paragraph (fourth from the bottom of the page), delete the last sentence which reads:
The Planning Board is directed to update the discussion of pending Zoning Text Amendments to delete any Zoning Text Amendment which has been adopted by the Council since the publication of the Final Draft Plan and to add the new Residential/Mixed Use (R-MX) Zone.

Page 296 Update chart to reflect Council decisions as reflected in the text of the Plan.

Page 300 Above the last paragraph on the page, add the following paragraph:

"Appendix D of the Plan includes proposed modifications to the subdivision regulations which would allow for greater protection of the water quality of streams throughout the County."

Pages Revise Chapter on "Fiscal Consideration" to reflect new estimates of household and population numbers.

Pages Add new zones approved by the Council since the publication of the Final Draft Plan to the "Summary of Zoning Classifications".

Pages Update tables in Appendix 3 based on Council changes to the text of the Plan.

TECHNICAL APPENDIX

APPENDIX B

Page 4 Delete last sentence on the page which reads:

"Because of the increased size and spacing of Village Centers, locate two small neighborhood retail centers in Clopper and Kingsview Villages to provide additional convenience.

Pages 6-7 Revise maps to indicate correct locations of Village Centers.

APPENDIX D

Replace Appendix D with the attached revised Appendix D.

APPENDIX E

Page In the section headings (numbers 1 and 3) prior to the words 22 and 23 "Staff Guidelines," add "MNCPPC".

APPENDIX G

Page 39 In the first sentence of the first paragraph change the phrase "well over 40 transportation/land use alternatives" to "over 50 transportation/land use alternatives".
Page 47
Change the first two sentences of the second paragraph to read as follows:

"The resulting trips generated from the recommended Final Draft Alternative at 0.5 FAR of the Master Plan shows approximately a 100 percent increase over the outbound trips and approximately a threefold increase over the inbound trips when compared to the trips generated by the approved pipeline of the FY 89 AGP. This Alternative shows a predominance of inbound trips reflecting Germantown's character as an employment center."

Also on page 47 in the fifth paragraph, second sentence, change the phrase "nearly 40 percent of the people" to "approximately 35 percent of the people". In the last line of this paragraph change "35 percent" to read "30 percent".

In the last paragraph on page 47 change the phrase "about 33 percent would work in Gaithersburg and 16 percent in the down-county area" to "about 36 percent would work in Gaithersburg and 15 percent in the down-county area".

Page 48
In Table H-1 change the percentages for the following:

<table>
<thead>
<tr>
<th></th>
<th>Productions from Germantown</th>
<th>Attractions to Germantown</th>
</tr>
</thead>
<tbody>
<tr>
<td>o Germantown Area</td>
<td>35%</td>
<td>27%</td>
</tr>
<tr>
<td>o Damascus, Clarksburg</td>
<td>5%</td>
<td>36%</td>
</tr>
<tr>
<td>including Frederick County</td>
<td></td>
<td></td>
</tr>
<tr>
<td>o Gaithersburg Area</td>
<td>36%</td>
<td>17%</td>
</tr>
<tr>
<td>o Eastern County including Prince George's County</td>
<td>2%</td>
<td>8%</td>
</tr>
<tr>
<td>o Western County including Potomac</td>
<td>2%</td>
<td>5%</td>
</tr>
<tr>
<td>o Rockville, Bethesda, Kensington-Wheaton and Silver Spring Area</td>
<td>15%</td>
<td>3%</td>
</tr>
<tr>
<td>o D.C. and Virginia Area</td>
<td>5%</td>
<td>4%</td>
</tr>
</tbody>
</table>

Page 49
Modify Figure H-2 to be consistent with Table H-1.
Last sentence of first paragraph on page -- delete phrase "by either the HPC or the Planning Board."

Second paragraph under "#19/5 Neelsville Presbyterian Church" last line -- replace words "at the end of" with "in".

Replace last sentence of paragraph under "#19/7 Watkins Mill Site" with: "This Plan finds this site does not meet any of the criteria and does not warrant historic designation."

First paragraph on page, last line -- replace words "attached at the end of" with "included in."

"Although several buildings have been lost through arson and neglect, there are enough intact historic structures remaining in the Germantown district to justify its designation. In particular, the 1922 bank and the 19th Century Pumphrey House/Store are noteworthy. The collection of residential structures is also particularly outstanding with strong uniformity of design and repetition of detail among the late 19th Century vernacular houses. These houses represent an important component of the Germantown settlement and typify the lifestyle of the townspeople. Each house with its associated outbuildings represents a person who worked in and was a part of this early town: Carlton Browning, the local postman; Upton Bowman, the mill owner; Henry Mateney, the local cattle dealer; etc."

Revise map to show new Council approved boundaries of the historic district.

Replace first full paragraph on page with the following:

"The Germantown Historic District consists of the following properties:

19390 Mateney Road, Harris/Allnutt House (P 261)
19310 Mateney Road, Anderson/Johnson House -- including scale (P 277 & 209)
19215 Blunt Avenue, Rayfield/Browning House -- including board and batten shed (P 222)
East side of Mateney Road, former Mill Site (P 156)
West side of Mateny Road, Old Germantown Bank building (P 168 & 211)
East side of Mateney Road, B&O Railroad Depot (P 208)"
First full paragraph on page, first sentence -- delete "concur with the HPC's recommendation to".

Last line of paragraph under "#19/15 Richter Farmhouse" -- delete words "by the HPC or this Plan".

Replace second paragraph under "#19/16 Richter/King Farm" with the following:

“The Richter/King Farm is not recommended for placement on the Master Plan. However, since it is evident from the research that this site bore significance for its architecture and still bears significance for its historical association with the Lincoln assassination, this Plan recommends that a plaque commemorating the site and its history be erected on the site.”

Revise first sentence under "#19/17-1 Leaman Farmhouse" to read as follows:

“This Plan finds that the Leaman Farmhouse does not warrant designation on the Master Plan.”

Delete first three paragraphs on page.

Replace second paragraph on page with the following:

“The environmental setting recommended is a rectangle of approximately 1 acre, extending from Clopper Road to the creek and including the mill and millrace.”

Replace second paragraph under "#19/22 Strider Log Meathouse" with the following: "This resource is not recommended for designation.”

Replace last paragraph on page with the following: "The Park Historian reports that this barn 'disappeared' 4-5 years ago. It is not recommended for historic designation.”

Replace the first sentence under "#19/27 John H. Gassaway Farm" to read as follows: "This Plan recommends the Gassaway Farm for historic designation.”

Second paragraph under "Miscellaneous Cemeteries" delete words "of the HPC and the Planning Board”.

APPENDIX M

Pages 82-100 Update map and description of "Capital Projects" to reflect the recently approved Capital Improvements Projects (CIP).
Resolution No.: 11-1498

4. Identification of the appropriate public amenity (as required under the R-MX Zone) for TC-5 and the location of this amenity.

5. Ways in which the Council could promote the Town Center and insure the ongoing successful operation of the Town Center, such as:

- Joint public-private participation in events such as festivals, concerts and parades.
- Establishment of an urban maintenance district.

This is a correct copy of Council action.

Kathleen A. Freedman, CMC
Secretary of the Council

Approved:

Sidney Kramer, County Executive

BUD405/10-30
Historic Resources

Comprehensive Amendment to the Master Plan for Germantown
Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

As part of this plan, these sites have been added to the Master Plan for Historic Preservation:

1. Heidelberg Presbyterian Church
2. Werrig School
3. Werrig Farm
4. Germantown Historic District
5. Pumpney-Miller House
6. Upton Bowman House
7. Wollman Farmhouse
8. Chipps Farmhouse
9. Saylor Farmhouse
10. Miller House
11. Miller-King Farm
12. Old Germantown Historic District
13. Lemmon Farmhouse
14. Chipps Log House
15. Cromwell (William) House
16. Snyder King Farm
17. Germantown Baptist Church and Cemetery
18. C.T. Keenan House

As part of this plan, these sites have been deleted from the Locational Atlas:

A. Werrig (Elizabeth) House
B. Werrig (Brick) House
C. Durr (Log House/Crossroads)
D. Mackinle Werrig House

These sites were previously placed on the Master Plan for Historic Preservation:

A. Werrig (Dr. William A.) House
B. Werrig (Brick) House
C. Durr (Log House/Crossroads)
D. Mackinle Werrig House

These sites were previously deleted from the Locational Atlas:

E. Werrig (E.E.) Log House
F. Werrig Barn and Cemetery
G. Snyder (Log) House
H. Liberty Milling Co. Site
I. Pumpney's Log House
J. Germantown Burgowers

As part of this plan, these sites have been added to the Master Plan for Historic Preservation:

1. Heidelberg Presbyterian Church
2. Werrig School
3. Werrig Farm
4. Germantown Historic District
5. Pumpney-Miller House

As part of this plan, these sites have been deleted from the Locational Atlas:

6. Upton Bowman House
7. Wollman Farmhouse
8. Chipps Farmhouse
9. Saylor Farmhouse
10. Miller House
11. Miller-King Farm
12. Old Germantown Historic District
13. Lemmon Farmhouse
14. Chipps Log House
15. Cromwell (William) House
16. Snyder King Farm
17. Germantown Baptist Church and Cemetery
18. C.T. Keenan House
## TABLE 23

GERMANTOWN'S HISTORIC RESOURCES

(See Figure 43 for locations and see Appendix L for more detailed descriptions and analysis of individual Historic Sites)

<table>
<thead>
<tr>
<th>Site #</th>
<th>Site Name</th>
<th>Address</th>
<th>Physical Condition</th>
<th>HPC Recommendation</th>
<th>Plan Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/1</td>
<td>Waters (Dr. Wm. A.) House</td>
<td>21200 Waters Road</td>
<td>Occupied Residence</td>
<td>Included on Master Plan for Historic Preservation in 9/79</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Pleasant Fields)</td>
<td></td>
<td>Bank barn-poor condition</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>House-good condition</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Exterior work being done.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19/2</td>
<td>Waters Log House</td>
<td>Waters Road (near I-270)</td>
<td>Ruins - only end chimneys remaining</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/3</td>
<td>Waters House (brick)</td>
<td>Waters Landing</td>
<td>Existing Foundation; Commemorative Park</td>
<td>Included on Master Plan for Historic Preservation in 1979</td>
<td></td>
</tr>
<tr>
<td>19/4</td>
<td>Londonderry</td>
<td>21100 Frederick Road</td>
<td>Fair Condition/ Altered/Moved</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/5</td>
<td>Needville Presbyterian Church</td>
<td>20701 Frederick Road</td>
<td>Good</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td>19/6-1</td>
<td>Trundle Farmhouse</td>
<td>11200 Needville Church Road</td>
<td>Good Condition/ Altered</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/6-2</td>
<td>Briggs Farmhouse</td>
<td>11301 Needville Church Road</td>
<td>Good Condition/ Altered</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/7</td>
<td>Watkins Mill Site</td>
<td>Watkins Mill Road</td>
<td>Mill building burned down; frame house</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/8</td>
<td>Ward (E.G.) Log House</td>
<td>MD 355</td>
<td>Good Condition Barn: Good Condition</td>
<td>Removed from Locational Atlas 1/84</td>
<td></td>
</tr>
<tr>
<td>19/9</td>
<td>Cemetery (Rickett's)</td>
<td>End of Rambling Road</td>
<td>Overgrown</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/10</td>
<td>Waring Viaduct</td>
<td>Waring Station Road &amp; B&amp;O Railroad</td>
<td>Excellent Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td>19/11</td>
<td>Waring/Crawford Farm</td>
<td>19100 Waring Station Road</td>
<td>Good Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td>19/12</td>
<td>Log Cabin/Middlebrook Road</td>
<td>Middlebrook Road</td>
<td>Demolished</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/13</td>
<td>Germantown Historic District</td>
<td>Mateney Road, west of railroad tracks</td>
<td>Good Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td>19/13/1</td>
<td>Madeline V. Waters House</td>
<td>19500 MD 118</td>
<td>House burned down</td>
<td>Included in Master Plan for Historic Preservation in 5/85</td>
<td></td>
</tr>
<tr>
<td>19/13-2</td>
<td>Pumphrey's Store</td>
<td>19401A MD 118</td>
<td>Poor Condition</td>
<td>Removed from the Locational Atlas by action of the Planning Board (1986).</td>
<td></td>
</tr>
<tr>
<td>19/13-3</td>
<td>Liberty Milling Co. Silos</td>
<td>MD 118 and Mateney Road</td>
<td>Demolished</td>
<td>Removed from the Locational Atlas by action of the Planning Board (2/6/86). The land remains within the Germantown Historic District (19/13).</td>
<td></td>
</tr>
<tr>
<td>19/13-4</td>
<td>Germantown Bungalows</td>
<td>19441, 19445, 19449, 19501 and 19511, MD 118</td>
<td>Demolished</td>
<td>Removed from the Locational Atlas by action of the Planning Board (2/13/86).</td>
<td></td>
</tr>
<tr>
<td>19/13-5</td>
<td>Pumphrey/Mateney House</td>
<td>19401 Germantown Road</td>
<td>Poor Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td>19/13-6</td>
<td>Upton Bowman House</td>
<td>19219 Germantown Road</td>
<td>Good Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td>19/13-7</td>
<td>Wallich/Heimer House</td>
<td>19120 Mateney Road</td>
<td>Good Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
</tbody>
</table>
### TABLE 23 (Cont'd.)

<table>
<thead>
<tr>
<th>Site #</th>
<th>Site Name</th>
<th>Address</th>
<th>Physical Condition</th>
<th>HPC Recommendation</th>
<th>Plan Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/14</td>
<td>Hoyle Farm/Log Cabin aka Henry Musser Farmhouse</td>
<td>14615 Hoyles Mill Road</td>
<td>Fair Condition/ Altered</td>
<td>Positive</td>
<td>Negative</td>
</tr>
<tr>
<td>19/15</td>
<td>Richter Farm House</td>
<td>15000 Hoyles Mill Road</td>
<td>Good Condition</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/16</td>
<td>Richter/King Farm</td>
<td>14210 Schaeffer Road</td>
<td>House: Demolished; Barn: Poor Condition</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/17</td>
<td>Germantown (Old) District</td>
<td>Intersection of Germantown &amp; Clopper Roads</td>
<td>Altered</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/17-1</td>
<td>Leaman Farmhouse</td>
<td>13820 Clopper Road</td>
<td>Good Condition</td>
<td>Positive</td>
<td>Negative</td>
</tr>
<tr>
<td>19/18</td>
<td>Snyder/King Barn #1</td>
<td>MD 118, South of Clopper Road</td>
<td>Ruins</td>
<td>Removed from Locational Atlas 1/84</td>
<td></td>
</tr>
<tr>
<td>19/19</td>
<td>Grussendorf Log House</td>
<td>13315 Clopper Road</td>
<td>Attached non-historic building torned; log house fair condition; Roof collapsed - needs stabilizing</td>
<td>Included on Master Plan for Historic Preservation in 2/81</td>
<td></td>
</tr>
<tr>
<td>19/20</td>
<td>Musser Barn &amp; Cemetery</td>
<td>12811 Clopper Road</td>
<td>----</td>
<td>Removed from Locational Atlas 1/84</td>
<td></td>
</tr>
<tr>
<td>19/21</td>
<td>Clopper’s Mill Ruins</td>
<td>Clopper Road at Great Seneca Creek</td>
<td>Ruins</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td></td>
<td>Strider Log Meathouse</td>
<td>Clopper Rd. (Seneca State Park Office)</td>
<td>Gone</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/23</td>
<td>Cromwell (Wm.) House</td>
<td>&quot;Williams Range&quot; off MD 118 in 18100 block</td>
<td>Poor Condition</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/24</td>
<td>Snyder/King Barn #2</td>
<td>MD 118 &amp; Riffleford Road</td>
<td>Demolished</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/25</td>
<td>Germantown Baptist Church and Cemetery</td>
<td>17710 Riffleford Road</td>
<td>New building</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/26</td>
<td>Leaman (C.T.) House</td>
<td>17600 Riffleford Road</td>
<td>Excellent Condition</td>
<td>Negative</td>
<td>Negative</td>
</tr>
<tr>
<td>19/27</td>
<td>Gassaway (John H.) Farm</td>
<td>17200 Riffleford Road</td>
<td>Good Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
<tr>
<td>19/33</td>
<td>Cider Barrel</td>
<td>20410 Frederick Road</td>
<td>Good Condition</td>
<td>Positive</td>
<td>Positive</td>
</tr>
</tbody>
</table>

* The 10 resources with positive recommendations are now included in the Master Plan for Historic Preservation.