

**VISION OF CLARKSBURG:
A LONG RANGE PRESERVATION PLAN**

**PREPARED BY:

TRACERIES
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A VISION OF CLARKSBURG HISTORIC DISTRICT

Clarksburg is an important and historic crossroads in northern Montgomery County. Defined by the linear passage of Frederick Road, Clarksburg boasts an important collection of early 19th century residential and commercial architecture. Clarksburg evolved from its early settlement into a prosperous town: an important trade and transport hub as well as a thriving residential community. A formal Historic District listed on the Montgomery County Master Plan, Clarksburg continues as a successful residential center, concerned with the pressures of suburban expansion and the future development of a town center. Managing the preservation and protection of Clarksburg's architectural character and historic pattern in the face of the prospective impact of adjacent new town development is critical to maintaining its contribution to the county's heritage

The Clarksburg Historic District presents a concentrated residential and commercial community lining Frederick Road as it moves north toward Hyattstown. Linear in plan, the town is characterized by its uniform building setback, closely sited dwellings, picturesque architectural detailing, and supporting cross streets. The Historic District comprises the historic core of the proposed new town.

It is the stated goal of the new town development to retain, reuse, and preserve the existing resources of the historic district, while allowing for an acceptable amount of controlled infill. However, the recognition of the fragile nature of the historic district, and the necessity of careful and sensitive coordination of future development in order to avoid the loss of the district's integrity is critical to the success of future plans. The historic development patterns characteristic of extant building groupings should guide new in-fill development in this area. A buffer area, adjacent to the historic district, should allow for the conservation of open space and require new development that is compatible to the historic district in scale and character. An understanding of Clarksburg's past and the identification of the visual qualities that create its unique character will be pivotal to the preservation and enhancement of the historic district in the face of progress.

VISION OF CLARKSBURG: A LONG-RANGE PRESERVATION PLAN

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I. INTRODUCTION

This report presents a long-range preservation plan for the Clarksburg Historic District. In 1992, the Maryland-National Capital Park and Planning Commission (M-NCPPC), on behalf of the Montgomery County Historic Preservation Commission (MCHPC), sought to study four historic districts in the County -- Kensington, Boyds, Clarksburg and Hyattstown -- to determine an appropriate "Vision" for the areas that might guide decision making for the future. Traceries, in conjunction with PMA and Karr Associates, served as the consultants to M-NCPPC for this project. The goal of the preservation plans was to establish a sound database of information from which to produce a document that would serve the MCHPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century. The final Long Range Preservation Plans include a detailed level of architectural and survey work to provide a specific physical description of the districts as they are today; an analysis and description of the character-defining features of each district; a discussion of the challenges facing each district; and a discussion of proposed strategies for maintaining the character of the districts while allowing for appropriate growth and change.

The four Historic Districts were documented to comply with the needs of a long-range planning analysis. All identified resources -- buildings, structures, sites, and objects -- were included as part of this study, and previously unidentified resources were documented as appropriate. To provide an accurate resource listing, all of the information gathered from on-site and archival sources during the study was entered into the National Park Service's Integrated Preservation Software System (IPS), modified specifically to meet the particular needs of this study. This resulted in the gathering of a retrieval database and systemized analysis of data.

The project relied heavily on public participation throughout its course, including coordination with Montgomery County and local officials, members of the public, the preservation community, and residents of the historic districts. This coordination was implemented through a series of public meetings and workshops at which interested parties were asked to provide comments, to discuss the issues facing each district, and to make suggestions on the development of an appropriate methodology for evaluating changes to the districts.

Traceries, which served as the coordinating consultant, is a woman-owned consulting firm located in Washington, D.C. specializing in architectural history and historic preservation. Traceries' responsibilities included the on-site survey and documentation of the historic districts and environmental settings, as well as preparation of the written analysis of the character-defining features of each historic district. PMA, a community planning and architecture firm located in Newport News, Virginia, organized the workshop meetings and prepared the written discussion of the issues, challenges and strategies related to the preservation of each district, as well as developing a methodology for evaluating changes to the historic districts. Karr Associates, a consulting firm specializing in humanities-oriented computer programming, provided technical support to Traceries in its efforts to customize the application of the IPS program for Maryland-National Capital Parks and Planning Commission and the particular requirements of this study.

PROJECT METHODOLOGY

The project offered a challenging opportunity to determine a practical methodology for communities seeking to protect their historic districts for the future. The project was approached with a view that preservation does not have to create a static environment, but fully that it is necessary to recognize that changing needs can seriously threaten historic districts. This required the formation of a methodology that would allow appropriate change and growth by management of the historic district and by adherence to a "vision" or standard by which changes could be assessed. This methodology proposed begins with documentation, leading to a thorough analysis and appreciation of the character of the historic district and the specific reasons for its significance. Quantitative as well as qualitative analysis affords the possibility for documentation of an historic district that can stand up to attack, as well as be maintained and monitored on a regular basis. When this documentation is joined with sensible planning principles, a formal methodology for evaluating proposed change can be developed and applied. Threats to the preservation of an historic district can be minimized with the tools of documentation and a focus that permits a rational evaluation of the effects of change on the historic district. As a result, genuine preservation planning will occur, allowing the historic district to move into the future, meeting the needs of its citizens without endangering its integrity.

Using this philosophy as the guide, Traceries, with support from PMA and Karr Associates, developed the following methodology:

Organization and Staffing

This project team was comprised of architectural historians from Traceries, a planner and an historical architect from PMA Consulting Service, and a computer specialist from Karr Associates. The project was guided by Emily Eig, architectural historian and principal of Traceries. Architectural historian Laura Hughes served as Project Manager, handling day-to-day operations, review of findings, and production of the final reports. The architectural historians conducted the on-site study, photographing the historic districts (individual properties and general views), mapping, and completion of the survey forms. Architectural and historical analysis of the districts was their primary focus. Jack Stodghill, planner, and Jeff Stodghill, historical architect, worked with Traceries providing direction to the portions of the work directly associated with the identification of historic preservation threats, development of evaluation methodology, and identification of planning strategies for managing change. Lawrence Karr provided technical computer support to Traceries. Traceries developed the survey methodology and IPS-based survey form. PMA and Traceries worked together to conduct the public meetings and workshops.

On-Site Survey

The On-Site Survey was conducted by Traceries in the period from May 1992 to June 1992. The two-member team of Laura Harris Hughes and Laura Trieschmann worked together to map, survey and photograph the historic sites, with assistance from Traceries' staff. To

adequately collect data necessary to analyze the historic districts, computerized forms were developed for on-site inventory, archival review, and planning information. To optimize the value of the data collected during the course of this project, these forms were designed by Traceries in consultation with M-NCPPC staff, and the planning consultants. The information collected has been re-organized into a single computerized report form which presents the most critical information on an individual property within the historic districts as well as summary information on each district as a whole. All buildings were surveyed at an intensive level, limiting study to exteriors. Color photographs were taken of all buildings in the district, and slides were taken of representative streetscapes and buildings.

Computer Data Entry

The survey findings were entered into M-NCPPC/IPS, a newly developed application of the National Park Service's Integrated Preservation Software (IPS) system. Traceries worked with M-NCPPC to customize the IPS system to specifically meet the needs of Montgomery County and these Long Range Plans. This new system is called M-NCPPC/IPS, and is a test version of the new software. In that IPS requires only a single entry of data, despite its re-use in other applications, it can create a highly specialized database system that has maximum efficiency. Information entered into the system was sorted and enumerated for accurate and consistent accounts of study findings. Computer reports were generated to produce frequency counts on appropriate fields -- chronological reports, architectural style, material, comparative design elements and the like. As a working copy of the IPS database becomes the property of M-NCPPC with the completion of this project, records may be augmented by M-NCPPC/MCHPC to reflect additional findings or changes or actions taken as they occur over the years.

Archival Research

Research into the history of each of the historic districts, and Montgomery County began during the on-site investigation and continued beyond its completion. This research involved the examination of primary and secondary resources including County documents and previously gathered survey information, published books and articles, as well as unpublished documents. Research was also conducted on preservation plans and guidelines for other historic districts across the country. Historic data previously gathered on the four historic districts was reviewed to provide a historic context within which to evaluate the historic districts, as well as to clarify the contribution of all built resources, open spaces, and their environmental settings.

Public Participation

Public participation was critical to the success of the project. Several workshops and meetings were conducted to provide a forum for district residents and interested individuals to discuss issues and challenges specific to each district. The development of a methodology for maintaining the character of the architecture and open space while allowing for appropriate growth and change was prepared based upon the issues and challenges presented at the public meetings.

Written Documentation

The on-site data, historic documentation, and information garnered from the workshops and meetings was compiled to form the basis for the discussion of the Character Defining Features, and the Issues and Strategies. This material was synthesized and compiled into a cohesive, illustrated document. The **Vision of a District: A Long-Range Preservation Plan** was designed for use primarily by the MCHPC with the requirements of the general public as well as a variety of governmental agencies in mind.



II. PRESERVATION IN MONTGOMERY COUNTY

CREATION AND OPERATION OF HISTORIC DISTRICTS IN MONTGOMERY COUNTY

General Evaluation Requirements

The Montgomery County Advisory Committee on Historic Sites was formed in 1977 by the Montgomery County Planning Board. The purpose of the Advisory Committee was to develop a **Master Plan of Historic Sites and Districts** in Montgomery County and an ordinance for the regulation and preservation of the historic resources placed on the **Master Plan**. The following evaluation criteria were developed and used by the Montgomery County Advisory Committee on Historic Sites, and are included in the **Ordinance** for use by the Historic Preservation Commission, the Montgomery County Planning Board, and the Montgomery County Council in their decisions (**Montgomery County Master Plan for Historic Preservation**).

1. Historical and cultural significance

The historic resource:

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

2. Architectural and design significance

The historic resource:

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

With regard to historic districts, the Preservation Commission's general philosophy is that districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts not only can vernacular architecture and important settings be protected, but working farms should be sustained to provide close to market produce, and rural villages retained to provide local, small-scale goods and services.

There are two major types of historic resources: 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. Most of the rural landscape is seen from the road, thus the protection of byways and scenic roads and their vistas is required.

A Historic District as identified, and if approved for inclusion in the County's **Master Plan for Historic Preservation**, consists of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and environmental setting of the historic resources of the District. The **Ordinance** does require the Preservation Commission to be lenient in its judgment of plans for structures of little historic or design significance or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the District.

The historic resource is reviewed in its total environment/community setting. The more these historic resources are seen as clusters, districts, or networks, the more systematically planning and protection of them can proceed. The **Master Plan** does not, in most cases, attempt to specifically delineate the appurtenances and environmental setting of each resource. As a general rule, the appurtenances and environmental setting of each resource include the original or existing property boundaries, or in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, after receiving advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the resource.

The Commission documents that each site has real merit which warrants its protection as a valuable community resource. The **Ordinance** criteria does not set a date restriction on resources to be considered, and it is anticipated that as the Commission's work proceeds, more 20th century resources will be reviewed. Age alone does not qualify a resource for the strong protection offered by the ordinance. In addition to the proven inherent historic, architectural and cultural value of the historic resources, priority is given to those offering other public benefits, such as enhancing neighborhoods and communities, meeting needs for housing, education, recreation, and being visible and accessible to the public.

THE HISTORIC PRESERVATION COMMISSION AND ITS PROCEDURES

Regulation by the Historic Preservation Ordinance

Once designated on the **Master Plan**, any significant change to the exterior of an individual Historic Site or to any properties within the Historic District must be reviewed by the Montgomery County Historic Preservation Commission and a historic area work permit issued under Sections 24A6, 7, and 8 of the **Historic Preservation Ordinance**.

When the Commission finds that the exterior architectural features of an historic resource listed on the **Master Plan** become deteriorated to a point which imperils their preservation as the result of "willful neglect, purpose or design," the ordinance proposes that the Director of Environmental Protection may be directed to issue a written notice to the property owner about the condition of deterioration.

Montgomery County Historic Preservation Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises of 1,001 square miles, while the Metropolitan District (parks) comprises of 919 square miles, in the two Counties.

The Commission has three major functions:

1. the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
2. the acquisition, development, operation, and maintenance of a public park system; and
3. in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulation, and general administration of parks are the responsibilities of the Planning Board.

The purpose of the **Master Plan for Historic Preservation** is to propose a system for protecting and enhancing Montgomery County's heritage for the benefit of present and future County residents, by dealing with the architecture and history resources of the County in a systematic and comprehensive manner.

GOALS FOR PRESERVATION IN MONTGOMERY COUNTY

Montgomery County's historic resources range from those in Rockville, Takoma Park, and Poolesville, to early garden apartments, the C&O Canal, and an agricultural heritage recognized as a landscape of regional character and national historical significance. 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 others significant for their larger environmental context, whether in suburban communities or in rural settings. These resources include buildings and districts containing homes, industries, or commerce. They provide economic and social benefits to the owners and to the County at large.

The challenge is to combine protection of these scattered historical resources into the County planning system so as to maximize general public support for preservation of the County's heritage and minimize infringement on private property rights. Cooperation and participation by all sectors of the economy must be fostered in the interest of historic preservation for the benefit of all.



III. THE ESTABLISHMENT OF THE CLARKSBURG HISTORIC DISTRICT

The Amendment to the **Montgomery County Master Plan for Historic Preservation** that established the Clarksburg Historic District (Atlas #13/10) was adopted and approved in February, 1990.

The Preservation Commission found that, because of its unique and rich history, the Clarksburg community clearly met a number of criteria of the **Historic Preservation Ordinance** for designation as a historic district on the **Master Plan for Historic Preservation**. Specifically:

1a. "Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation" as the community retains a large degree of its early 19th - early 20th century character and reflects the town's history as a center of trade, transport and industry.

1d. "Exemplifies the cultural economic, social, political or historic heritage of the county and its communities" through its early buildings which were associated with town founder John Clark and other leading citizens of the 19th century period when Clarksburg was Montgomery County's third largest town.

2a. "Embodies the distinctive characteristics of a type, period or method of construction" through the district's intact collection of residential, commercial, and religious buildings which include both vernacular and high style designs and which dates from the early 19th through the early 20th centuries.

2d. "Represents significant and distinguishable entity whose components may lack individual distinction" as a group of buildings comprising a district which is important as a whole greater than the sum of its parts. The district's resources retain a large degree of their original relationship to one another.¹

¹ M-NCPPC, Amendment to the Approved and Adopted Master Plan for Historic Preservation, February, 1990.

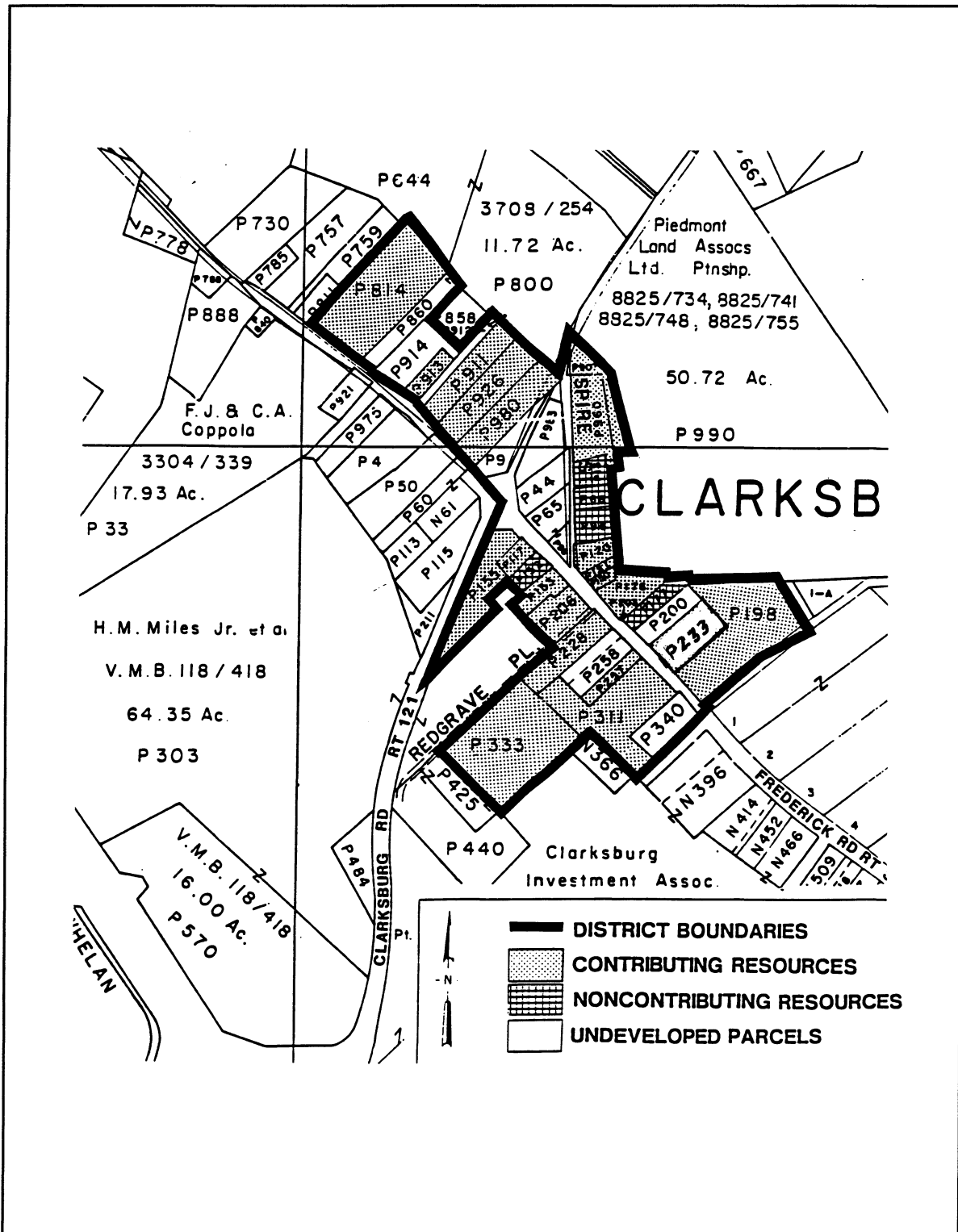


Figure 1: Map of Clarksburg Historic District

IV. CHARACTER-DEFINING FEATURES

HISTORICAL OVERVIEW

The Development of the Town of Clarksburg

Clarksburg, one of Montgomery County's earliest towns, grew and prospered as a result of its location along a major transportation corridor. Its beginnings go back to 1735, when William Clarke of Lancaster County, Pennsylvania first came to the area to trade with the local Indians. Clarke, along with his son John, established a trading post in a small log building at the cross roads of the two well-traveled Indian trails. By 1754, Michael A. Dowden established an inn or ordinary along the same roadway. Clarke's trading post and Dowden's ordinary were instrumental in the initial growth of Clarksburg.

Early land entrepreneurs saw the potential for development, and the promise of Clarksburg as a convenient stopping point on the route from Georgetown to Frederick. By the late eighteenth century, this route was a well-established and frequently traveled path. John Clarke

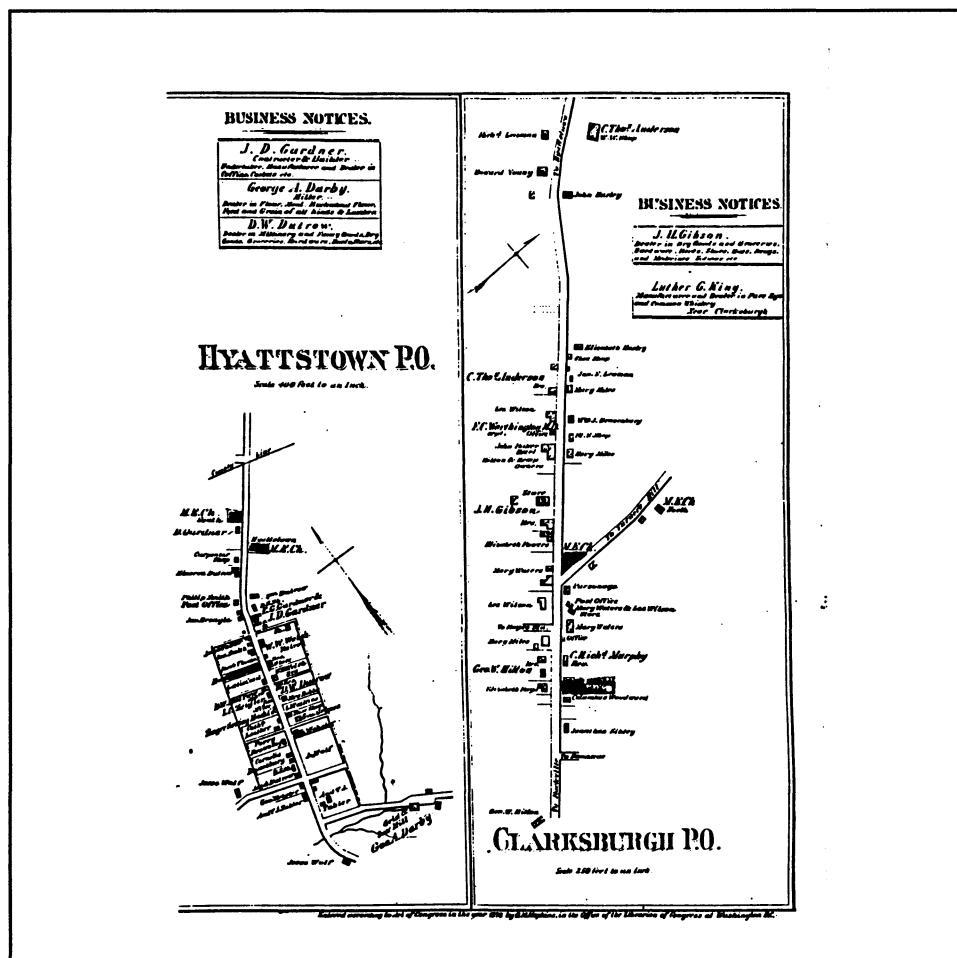


Figure 2: 1879 G.M. Hopkins Map of Clarksburg

continued to purchase tracts of land along the Frederick-Georgetown Road. In the 1790s, the property to either side of Frederick Road was surveyed and sub-divided into lots to allow further growth and development in the town. By 1810, Clarksburg was a thriving and prosperous community. Clarke, who is honored with the town's name, established a general store in Clarksburg as well as serving throughout the years as the town's Justice of the Peace, County Commissioner and the town's first Postmaster.

The town continued to grow as stage coaches began regular service through Clarksburg enabling the community to support additional inns and stores. Clarksburg's growth, while rooted in its importance as a transportation center, was not dependent on it. The town's local industries were highly successful. A tannery was established in 1820, which further resulted in the expansion of the leatherworks trade. William Hurley ran a shoe shop from 1842 to 1870. By 1879, a wheelwright shop was operating in addition to a bone mill providing fertilizers for the nearby farms.



Figure 3: Photograph of Willson Store, 23341 Frederick Road.

In 1850, Clarksburg was the 3rd largest town in Montgomery County and was primarily an agricultural community. Tobacco was grown in 70% of the farms in 1850, but by the turn of the century wheat became the major crop. Dairy farming later became prominent in the 1910s and 1920s due to the construction of better market routes.

The interest in education and cultural pursuits was evident amongst the Clarksburg citizens. The Clarksburg Academy, a private school opened in the 1830s. After this academic facility closed, a one-room school, which had an attendance of 55 students, was constructed in 1868. In 1909, a two-room schoolhouse was constructed on Redgrave Place. This building remains an important anchor in the Clarksburg Historic District. Additionally, in the mid-19th century the Clarksburg Literary Society and two musical bands were highlights of the Clarksburg cultural agenda.



Figure 4: Photograph of Clarksburg Elementary School, 13530 Redgrave Place.

Clarksburg evolved from its early settlement into a prosperous town: an important trade and transport center as well as a thriving residential community. Up until the late 1870s, Clarksburg continued to be an important center of commerce and industry for upper Montgomery County. The 1870s and the completion of the B&O Railroad which bypassed Clarksburg marked the end of a long period of growth and prosperity in Clarksburg. The resulting decline in business and transportation encouraged many citizens to relocate. In the 1920s, the automobile prompted an increase in Clarksburg's popularity with the improvement of the roads, and the freedom to explore and sight-see. Twentieth century development within the town has been minimal. A new Post Office on Frederick Road and several 20th century houses dot the landscape. Clarksburg is significant as one of the county's oldest communities reflecting the town's prominence as a center of transport, trade and industry for northern Montgomery County.



Figure 5: Illustration from Clarksburg Master Plan, M-NCPPC. 1992.

CHARACTER-DEFINING FEATURES

Comparative Analysis of Character-Defining Features

In order to better understand the historic character of the Clarksburg Historic District, particularly when seeking guidance in evaluating the new construction related to the new town center and in-fill construction, the 24 primary buildings sited on 25 properties within the district were examined. A variety of aspects of the physical appearance of the buildings and properties upon which they are sited were analyzed, both individually and comparatively. Relevant information gathered from individual buildings as well as from the district during the on-site survey was analyzed to reveal the general character-defining features of the historic district. Following are summary discussions of the character-defining features. The listed features were identified as helping to define the historic character of Clarksburg:

- **Building Type and General Characteristics**
- **Building Setbacks**
- **Rhythm of Spacing Between Buildings**
- **Geographic and Landscape Features**
- **Scale and Building Height**
- **Directional Expression of Building**
- **Roof Form and Materials**
- **Porches**
- **Dominant Building Material**
- **Outbuildings**
- **Integrity of Form, Building Condition and Threats**
- **Architectural Style**

The study of Clarksburg Historic District was facilitated through the use of M-NCPPC/IPS, a local application of the National Park Service's preservation-oriented software Integrated Preservation System. A copy of the survey form used to collect data follows here. Computer-generated reports, used to provide statistical data on the physical appearance of the district, are included in this document following each summary discussion. Completed surveys of each building, describing the resources, are available through the Montgomery County Historic Preservation Commission and should be referenced when dealing with issues concerning specific sites.

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PROPERTY SURVEY FORM
INTENSIVE LEVEL

IDENTIFICATION INFORMATION

ATLAS #

=====

Property Name(s):

NR Resource Category:

Resource Sub-Type:

Tax Code: Map Parcel

Planning Area:

Historic District Containing Property:

ADDRESS/LOCATION INFORMATION

=====

Address:

Explanation

Vicinity of:

Town/City:

Location:

ZIP:

PROPERTY CLASSIFICATION INFORMATION

=====

Ownership:

NRHP Resources/Sub-Type Count:

Resource Categories Contributing?

TOTAL:

Contrib:

Non-Con:

Sub-Type Categories Contributing?

TOTAL:

Contrib:

Non-Con:

SETTING INFORMATION

=====

Zoning:

Physical Character of General Surroundings:

Physical Character of General Setting:

Physical Character of Immediate Setting:

Acreage of Setting:

Square Footage of Immediate Setting:

Setbacks: Front- Side 1- Side 2- Rear-

Percentage of Setting Coverage:

Orientation of Primary Resource:

Orientation of Setting to Street:

Setting Boundaries and Justification:

Notable Landscape Features:

Notable Geographic Features:

Walls of Continuity:

Description of Immediate Setting:

EXTERIOR DESCRIPTION

=====

of Stories: With:

of Bays Wide: # of Bays Deep:

Footprint:

3-D Configuration:

Dimensions: Height= Length= Width= Sq Ft=

Exterior Character-Defining Features:

Component	#	Form of Comp	Material	Treatment of Material
=====				

Materials Notes: _____

Arch Style/Derivative: _____

Description of Additions and Alterations: _____

Description of Secondary Resources: _____

COMPARATIVE DESIGN ELEMENTS
=====

- Ratio of Height to Width:
- Scale:
- Rhythm of Solid to Void:
- Ratio of Height to Width of Openings:
- Location of Entrance and/or Porch Projections:
- Directional Expression of Front Elevation:
- Symmetrical Expression:
- Roof Shapes:
- Analysis of Materials Ratio:
- Analysis of Architectural Details:
- Analysis of Color:
- Analysis of Textures:
- Rhythm of Building Spacing to Other Buildings/Street:
- Ground Covering:
- Analysis of Landscaping:
- Relationship of Yard to Primary Resource:

BUILDING TYPE AND GENERAL CHARACTERISTICS

Set in rural northern Montgomery County, the majority of Clarksburg's historic resources date from 1799 to 1925. The identified primary buildings in Clarksburg include 19 dwellings, one church, two stores, one post office, and one school.

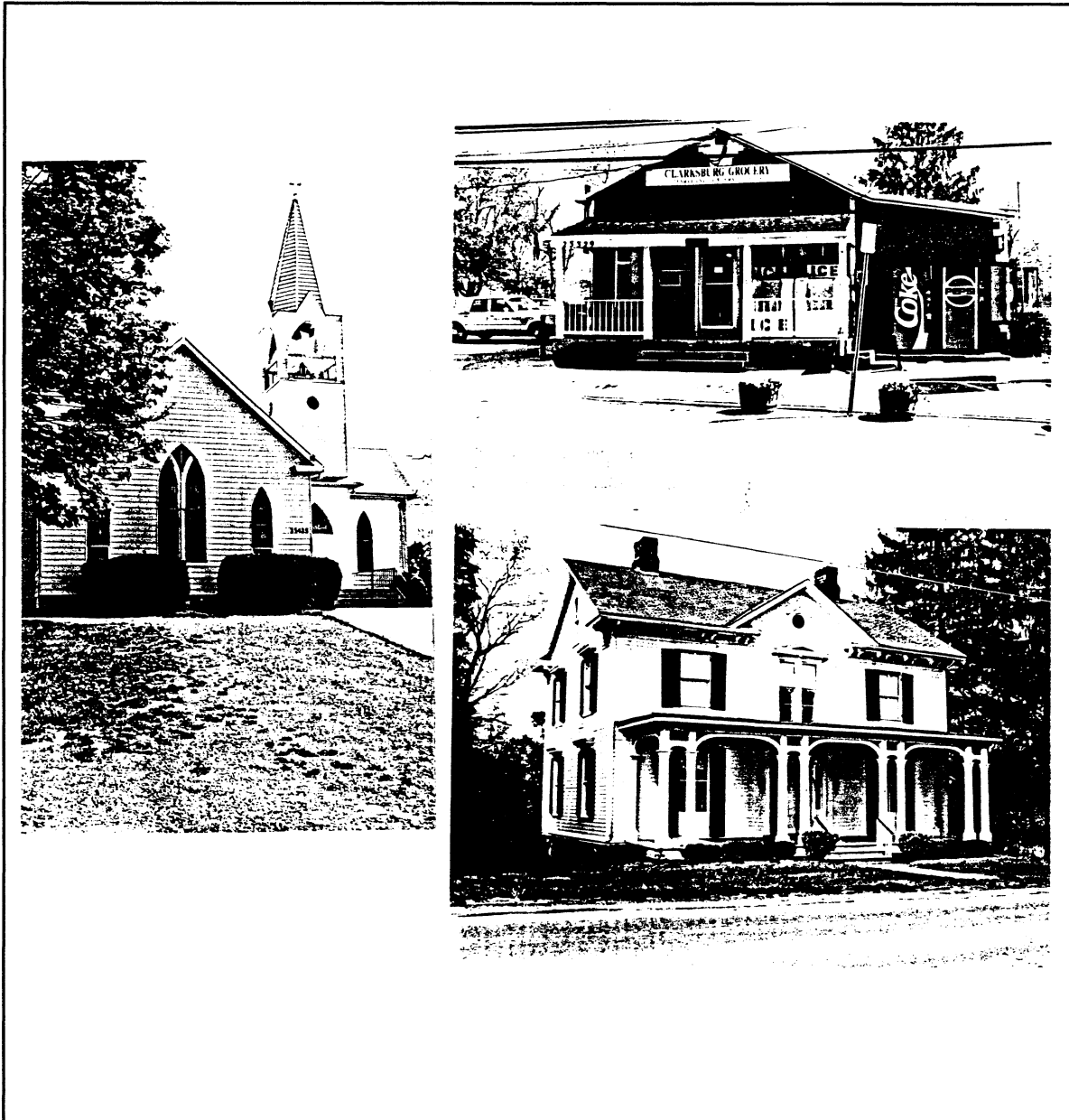


Figure 6: BUILDING TYPES IN CLARKSBURG

CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Resource Hierarchy [MAIN->RESLEVEL]

Uses Text

=====

24	Primary
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=====

1 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

Primary 24



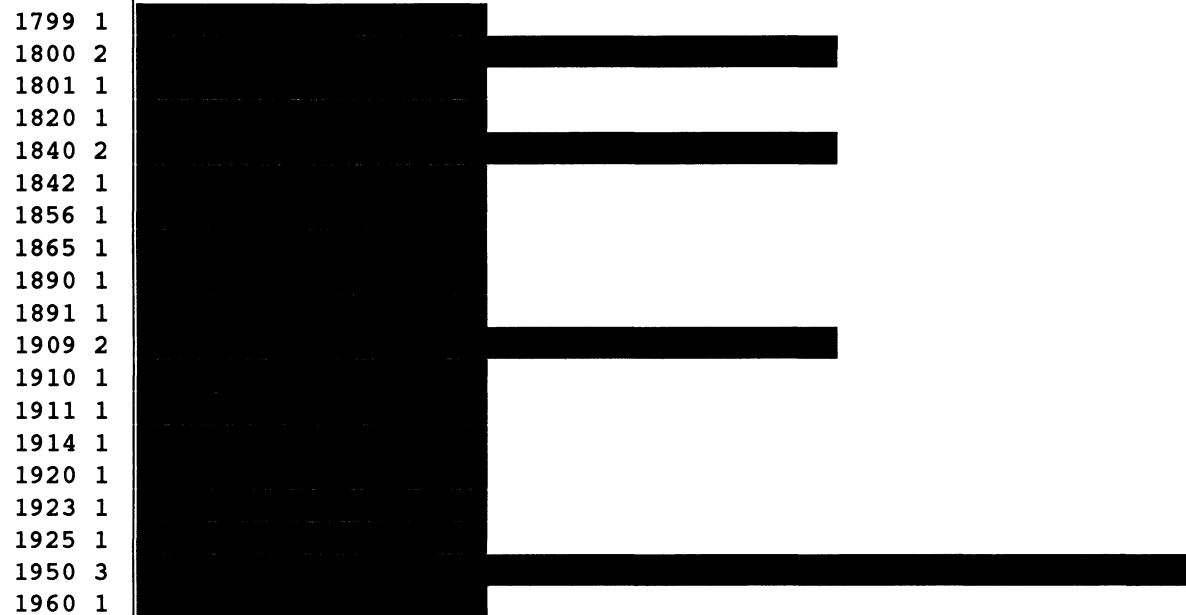
CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD YEAR BUILT

# Uses	Date
1	1799
2	1800
1	1801
1	1820
2	1840
1	1842
1	1856
1	1865
1	1890
1	1891
2	1909
1	1910
1	1911
1	1914
1	1920
1	1923
1	1925
3	1950
1	1960

=====

19 DIFFERENT DATES ARE USED FOR 24 RECORDS



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Resource Sub-Type (Wuzit) Descriptive Name
[MAIN->WUZIT]

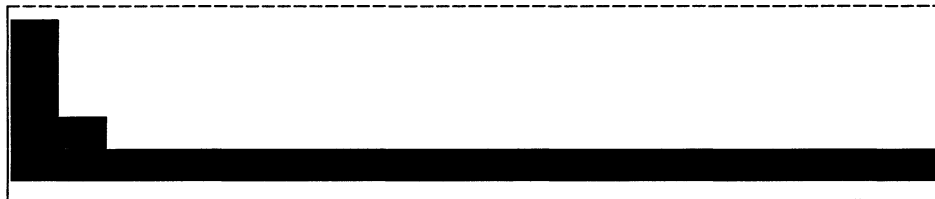
Uses Text

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=====
      1 Church
      1 Post Office
      1 School
      2 Store
     19 Dwelling
=====
```

5 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

Church	1
Post Office	1
School	1
Store	2
Dwelling	19



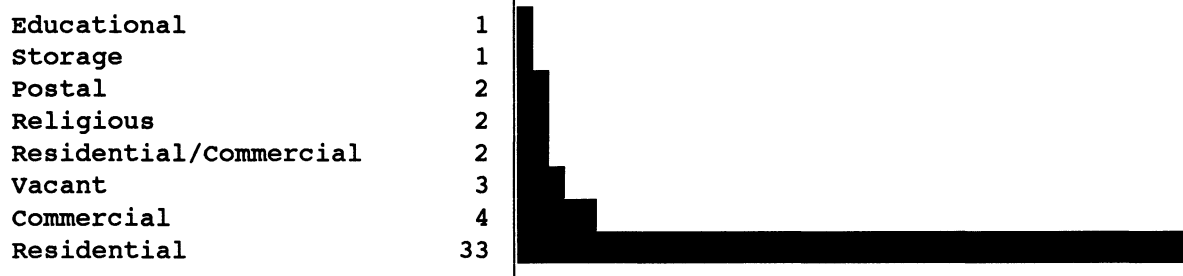
CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Usage [USES->USAGE]

# Uses	Code	Text
1	EDUC	Educational
1	STOR	Storage
2	POST	Postal
2	REL	Religious
2	R/CM	Residential/Commercial
3	VAC	Vacant
4	COMM	Commercial
33	RES	Residential

8 DIFFERENT CODES ARE USED 48 TIMES

FOR 25 MARKED RECORDS



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD General Area Surroundings [MAIN->SETTING]

# Uses	Code	Text
--------	------	------

25	R	Rural
----	---	-------

1 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

Rural	25
-------	----



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Setting-Neighborhood/Street [MAIN->SETTINGGEN]

Uses Code Text

8	VC	Village/Crossroad
17	VIL	Village

2 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

Village/Crossroad
Village

8
17



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Zoning Classification [MAIN->ZONING]

# Uses	Code	Text
25	PD	Planned Development

1 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

Planned Development	25	
---------------------	----	--

BUILDING SETBACKS

Clarksburg is a linear district with residential, religious, education, and commercial structures predominantly fronting on Frederick Road. The majority of the structures sited along Frederick Road are set-back from the street at an average distance of 40 feet. The perception and historic character within the Clarksburg Historic District is that the houses are set close to the road with regular intervals between them. This characteristic is one of the most important elements that unifies the streetscape.



Figure 7: Illustration from the Clarksburg Master Plan, M-NCPPC. 1992.

CLARKSBURG HISTORIC DISTRICT: BUILDING SETBACKS

Atlas No.	Address	Front	Side 1	Side 2	Rear
013-0010-001	13530 Redgrave Place	50'	220'	200'	285'
013-0010-002	23362 Frederick Road	10'	70'	5'	208'
013-0010-003	23335 Frederick Road	10'	5'	130'	200'
013-0010-004	23341 Frederick Road	32'	112'	16'	88'
013-0010-005	23346 Frederick Road	10'	35'	30'	180'
013-0010-006	23340 Frederick Road	20'	65'	30'	130'
013-0010-007	23360 Frederick Road	10'	5'	60'	110'
013-0010-008	23421 Frederick Road	10'	25'	25'	210'
013-0010-010	23415 Frederick Road	0'	60'	25'	460'
013-0010-011	23310 Frederick Road	250'	130'	60'	100'
013-0010-012	23401 Frederick Road	16'	0'	90'	460'
013-0010-013	23330 Frederick Road	30'	40'	30'	370'
013-0010-014	23200 Stringtown Road	10'	110'	50'	550'
013-0010-015	23314 Frederick Road	60'	25'	10'	220'
013-0010-016	23345 Frederick Road	10'	5'	60'	110'
013-0010-017	23321 Frederick Road	40'	45'	0'	220'
013-0010-018	23425 Spire Street	90'	10'	270'	20'
013-0010-019	23419 Spire Street	20'	40'	40'	90'
013-0010-020	23415 Spire Street	50'	30'	10'	60'
013-0010-021	23411 Spire Street	60'	45'	45'	60'
013-0010-022	23339 Frederick Road	0'	0'	130'	200'
013-0010-023	23350 Frederick Road	10'	35'	30'	180'
013-0010-024	23407 Frederick Road	20'	2'	70'	440'
013-0010-025	23515 Frederick Road	400'	120'	120'	120'

24 RECORDS IN THIS REPORT

RHYTHM OF SPACING BETWEEN BUILDINGS

Clarksburg is characterized by the linear course of Frederick Road through the town, and the location of its primary resources within 130 feet from each other on regularly spaced residential lots. The character of the district is primarily residential, although commercial structures (historically and currently) are intermingled with the residential properties creating a unified streetscape. The location of the religious property and educational structures off the main road, and set further back from the street, strengthens the lateral residential rhythm of the historic streetscape.



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Rhythm of Spacing [MAIN->RHYTHMSPAC]

Uses Text

```
=====
      1 Commercial Strip
      3 Stands Alone
     21 Residential Street
=====
```

3 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

```
Commercial Strip    1
Stands Alone       3
Residential Street 21
```



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Relationship of Yard to Primary Resource [MAIN->RELATEYARD]

Uses Text

```
=====
      1 Front Yard
      5 Side & Rear Yard
     18 Surrounding Yard
=====
```

3 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

Front Yard 1
Side & Rear Yard 5
Surrounding Yard 18



GEOGRAPHIC AND LANDSCAPE FEATURES

The small setback from Frederick Road of houses leaves a narrow area of land for the grass and shrubs that define the residential settings. Few fences define properties in Clarksburg; rather, shrubs and hedges delineate the setting of the house. Many of the houses are framed by two large trees with smaller, manicured plantings and flowers in front and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources.



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Setting-Immediate [MAIN->SETTINGI]

Uses Code Text

```
=====
      1 CR      Commercial/Residential Lot
      1         Overgrown Lot
      1         School Yard
      2         Church Yard
      4         Commercial Lot
     16         Residential Yard
=====
```

6 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

Commercial/Residential Lot
Overgrown Lot
School Yard
Church Yard
Commercial Lot
Residential Yard

1
1
1
2
4
16



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Landscaping [MAIN->RELATELNDS]

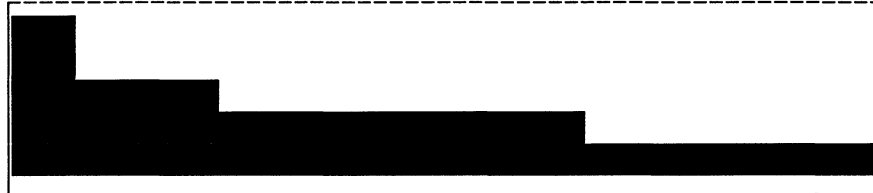
Uses Text

```
=====
      1 Open Field
      1 Parking Lot
      3 Overgrown
      8 Landscaped Yard
     12 Open Yard
=====
```

5 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

Open Field	1
Parking Lot	1
Overgrown	3
Landscaped Yard	8
Open Yard	12



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Ground Cover [MAIN->GROUNDcovR]

Uses Text

```
=====
      1 Overgrown
      2 Asphalt
      2 Grass/Gravel
      3 Grass/Asphalt
     17 Grass/Plantings
=====
```

5 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

```
Overgrown      1
Asphalt        2
Grass/Gravel    2
Grass/Asphalt   3
Grass/Plantings 17
```



SCALE AND BUILDING HEIGHT

The historic houses in Clarksburg are similar in height, ranging only from two-stories to two-and-one-half stories. Nineteen percent of the historic houses in Clarksburg are two stories in height and 38% are two-and-one-half stories. This uniform scale contributes and is critical to the reading of the streetscape.

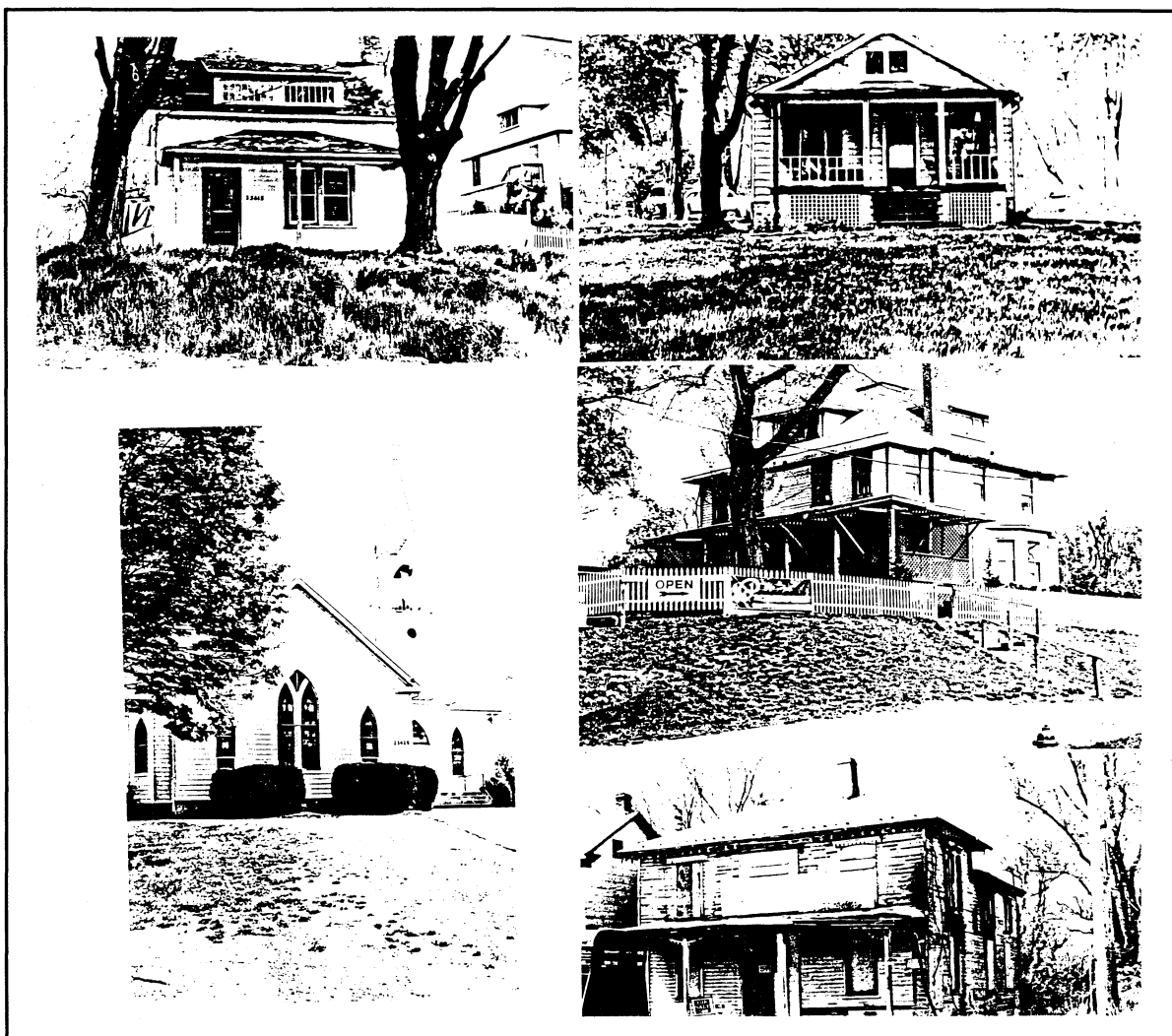


Figure 10: Photographs of Houses in Clarksburg Historic District.

CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Scale [MAIN->SCALE]

Uses Text

5 1.0

5 1.5

6 2.0

8 2.5

4 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

1.0 5

1.5 5

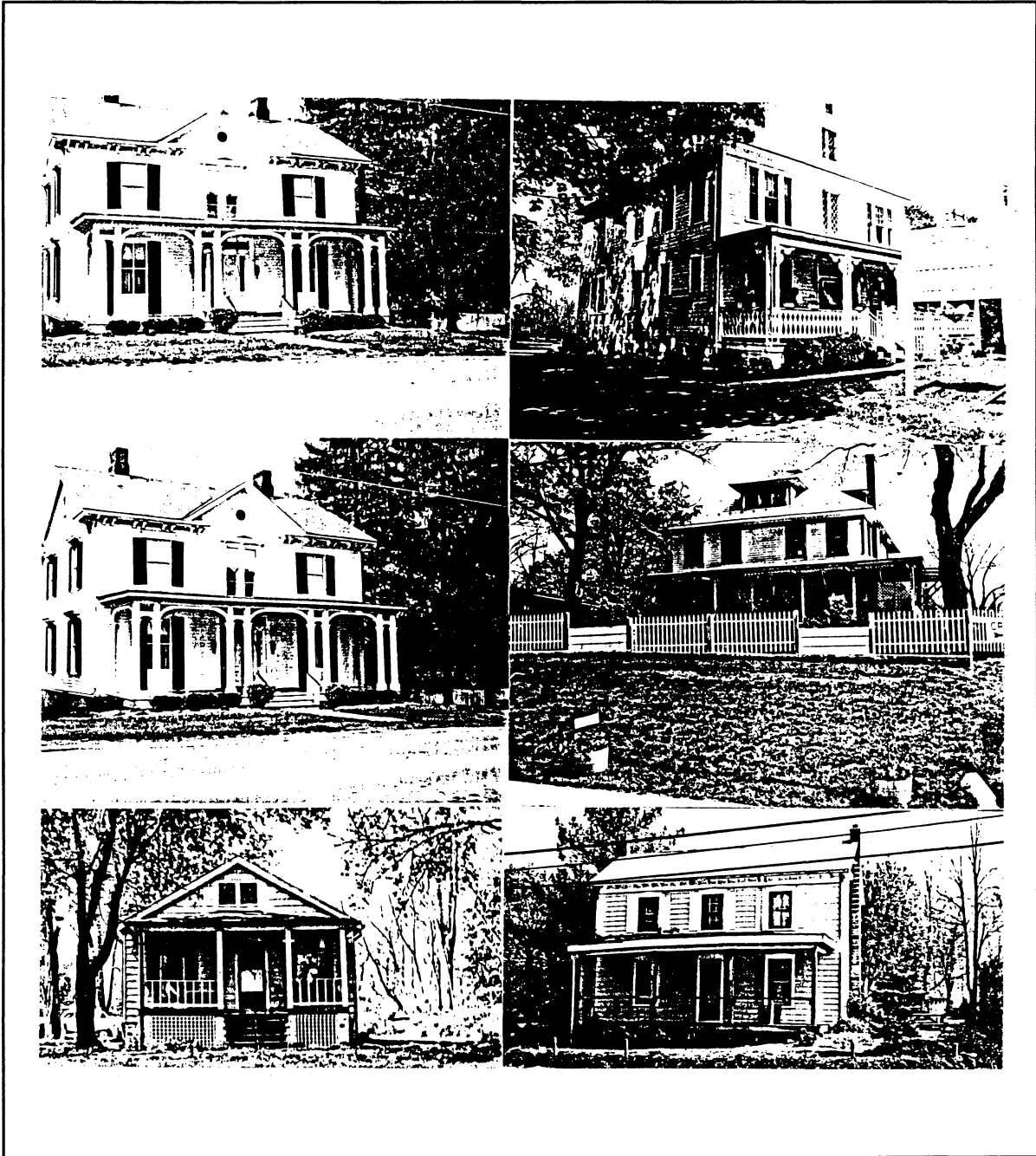
2.0 6

2.5 8



DIRECTIONAL EXPRESSION OF BUILDING

The facades of the historic houses in Clarksburg tend to be horizontally emphasized in composition. This reflects the changing styles of the early 19th century and early 20th century that generally tended to be more horizontal than the vertically oriented styles associated with the Victorian era in the late 19th century. Symmetrical and asymmetrical compositions are employed almost equally.



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

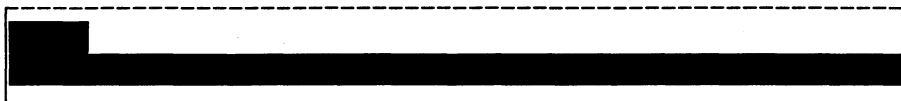
FOR THE FIELD Directional Expression [MAIN->DIREXPRESS]

# Uses	Code	Text
2	V	Vertical
22	H	Horizontal

2 DIFFERENT CODES ARE USED 24 TIMES

FOR 24 MARKED RECORDS

Vertical	2
Horizontal	22



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Symmetrical Expression [MAIN->SYMMETRY]

# Uses	Code	Text
--------	------	------

11	S	Symmetrical
13	A	Asymmetrical

2 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

Symmetrical	11
Asymmetrical	13



ROOF FORM AND MATERIALS

Seventy-three percent of Clarksburg's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables. Six hipped roofs are located in the district (26%). Replacement roofing materials are found throughout the historic district, particularly asphalt shingles. Standing seam metal roofs remain on several buildings in the district.



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Roof Shapes [MAIN->RELATEROOF]

Uses Text

```
=====
      1 Cross Gable
      1 Flat
      1 Gable/Flat
      1 Gable/Shed
      6 Hipped
     14 Gable
=====
```

6 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

```
Cross Gable  1
Flat         1
Gable/Flat   1
Gable/Shed   1
Hipped       6
Gable        14
```



PORCHES

Sixty-six percent of the historic houses in Clarksburg have a one-story, full width front porch. Nineteen percent of the buildings have a one-story entry porch and only two buildings were surveyed with wrap-around porches (11%). The porch projection is a strong character-defining feature in the Clarksburg Historic District, reflecting the influence of the Victorian aesthetic on house construction and renovation.



Figure 13: Photographs of Clarksburg Porches.

CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Rhythm of Entrance and Porch Projections
[MAIN->RHYTHMPROJ]

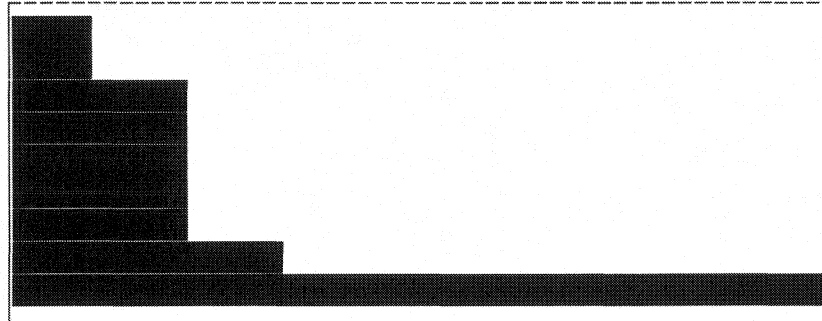
Uses Text

```
=====
1 1st bay/front porch
1 3rd bay/portico
2 2nd bay/no porch
2 2nd bay/portico
2 2nd bay/wrap-around
2 3rd bay/front porch
2 Side entry/no porch
3 3rd bay/no porch
9 2nd bay/front porch
=====
```

9 DIFFERENT CODES ARE USED 24 TIMES

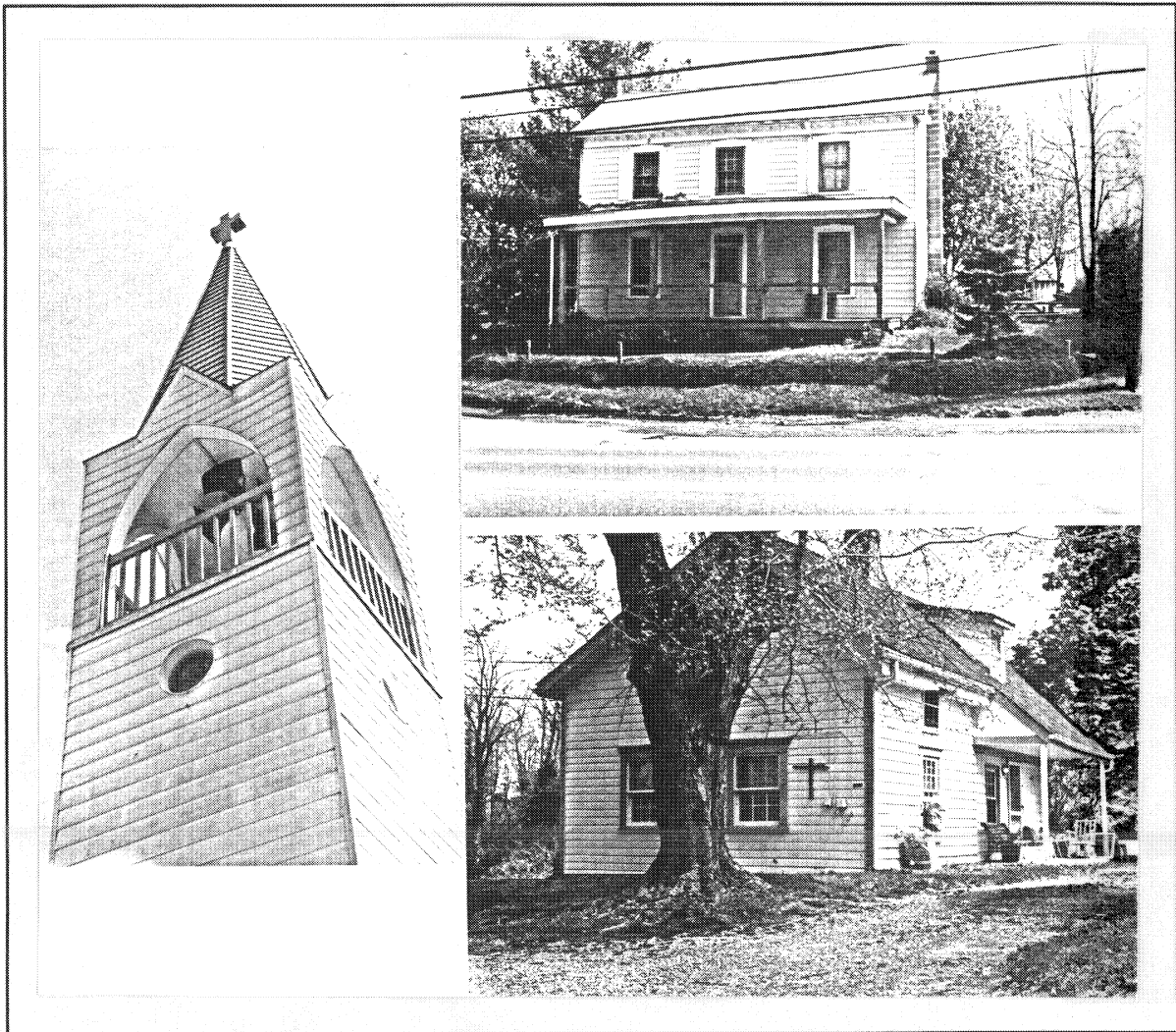
FOR 25 MARKED RECORDS

```
1st bay/front porch 1
3rd bay/portico 1
2nd bay/no porch 2
2nd bay/portico 2
2nd bay/wrap-around 2
3rd bay/front porch 2
Side entry/no porch 2
3rd bay/no porch 3
2nd bay/front porch 9
```



DOMINANT BUILDING MATERIAL

The dominant building material in Clarksburg is wood executed as clapboard and weatherboard. These buildings, which total 71% of the building stock, retain much of their original wood trim and ornamental detail, significantly contributing to the visual appearance, character and integrity of the historic district. Only 29% percent of the structures are clad in replacement materials of aluminum siding or asphalt shingles. One brick structure is located in the district, now clad with numerous replacement materials.



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Materials [MAIN->RELATEMAT]

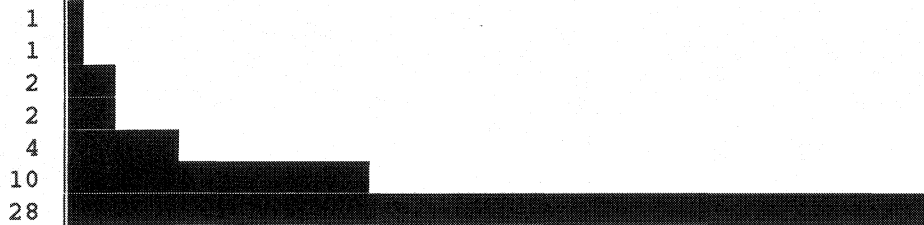
# Uses	Code	Text
--------	------	------

1	AB	Asbestos
1	AS	Asphalt
2	BW	Brick & Wood
2	TI	Tin
4	BR	Brick
10	AL	Aluminum
28	WO	Wood

7 DIFFERENT CODES ARE USED 48 TIMES

FOR 25 MARKED RECORDS

Asbestos	1
Asphalt	1
Brick & Wood	2
Tin	2
Brick	4
Aluminum	10
Wood	28



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Textures [MAIN->RELATETEX]

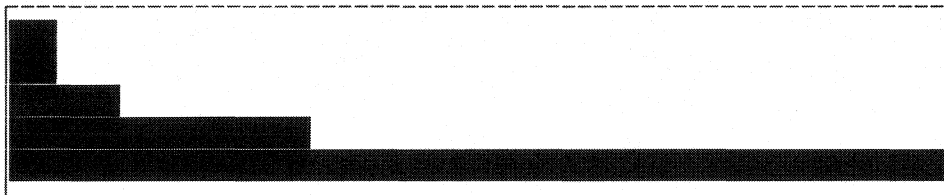
Uses Text

```
=====
1 Stucco
1 Tin Sheets
2 Brick
5 Siding
15 Clapboard
=====
```

5 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

```
Stucco      1
Tin Sheets  1
Brick       2
Siding      5
Clapboard  15
```



OUTBUILDINGS

Few historic outbuildings remain in the Clarksburg Historic District, although several sheds, and small barns have been located. The oldest outbuilding appears to be a log structure now connected by a breezeway to the Leonidas Willson house. Several sheds and barns are associated with the Hammer Hill residence and appear to be of the same vintage as the original house. The steep slope of the roofs and similar materials as the main historic house help date these historic structures.

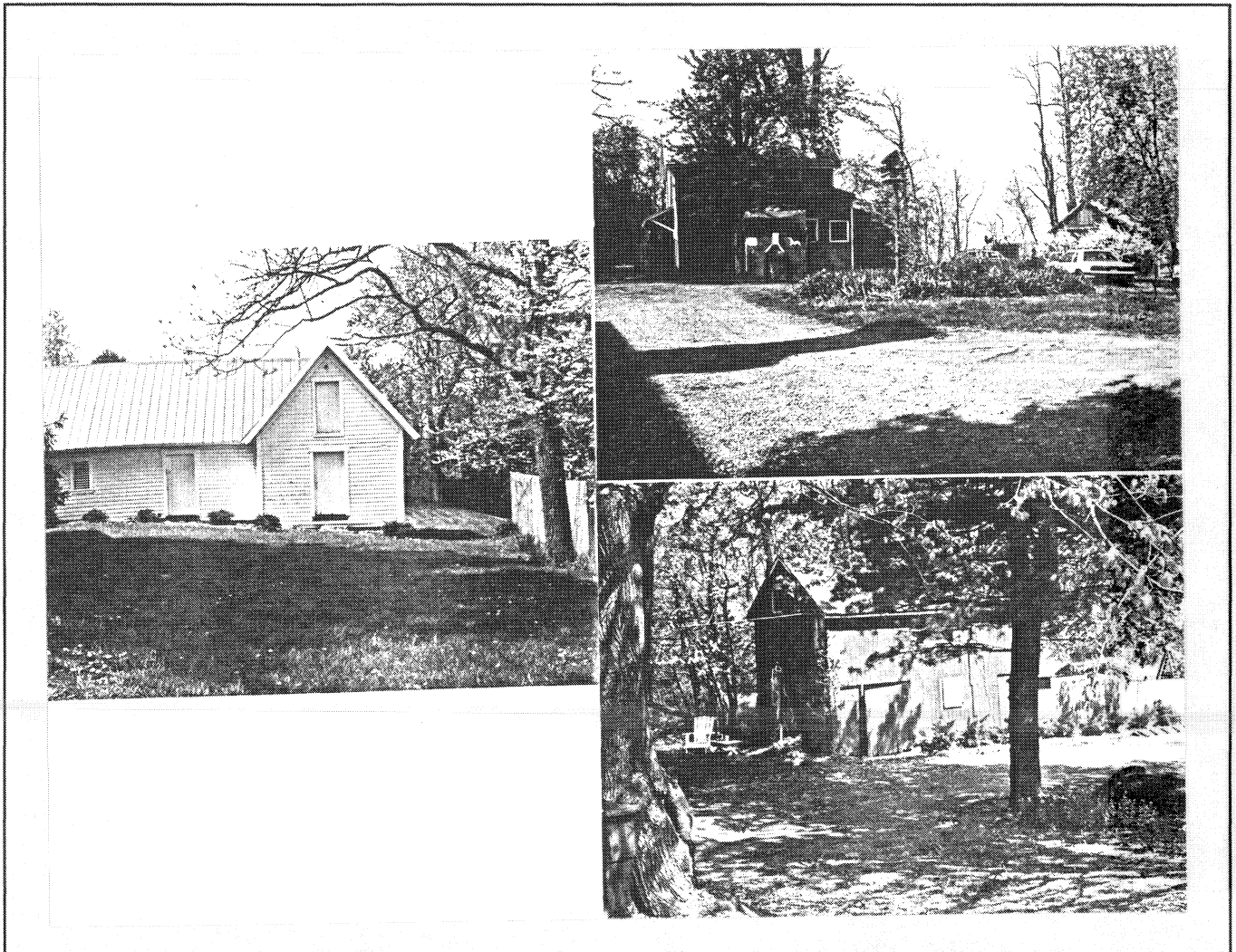


Figure 15: Photographs of Dwellings in the Clarksburg Historic District.

CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Condition of a Resource [MAIN->CONDITION]

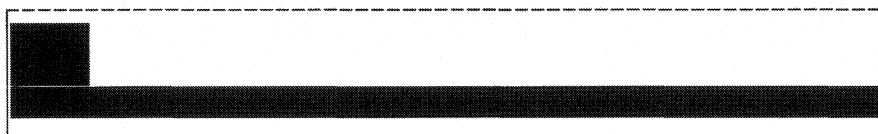
# Uses	Code	Text
--------	------	------

2	D	Deteriorated
2	F	Fair
20	G	Good

3 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

Deteriorated	2
Fair	2
Good	20



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Threats to Resource [MAIN->THREAT]

# Uses	Code	Text
--------	------	------

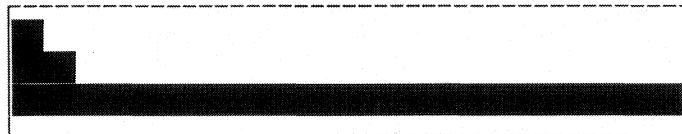
1	I	Inappropriate alterations
2	4	Deterioration
21	1	None

3 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

Inappropriate alterations
Deterioration
None

1
2
21



INTEGRITY OF FORM, BUILDING CONDITION AND THREATS

Overall, the historic buildings in Clarksburg retain much of their original fabric, including log structures, beneath existing exterior applications.

In general, the structures in Clarksburg are in good condition, and only two structures appear to be in poor condition including 23362 Frederick Road which is in deteriorated condition from neglect.



Figure 16: Photograph of 23362 Frederick Road.

ARCHITECTURAL STYLES

As one of the earliest communities in Montgomery County, many of the houses in Clarksburg were enlarged in the 1850s, expanding the original log and frame structures. These additions and alterations are reflected in the application of many Gothic Revival and Queen Anne porch and trim details. Although vernacular buildings dominate the district, four Federal style houses, two Queen Anne style, and one Gothic Revival style buildings stand out. Several vernacular I-houses and bungalows are located in the district, as well as two examples of the American Four-Square style.

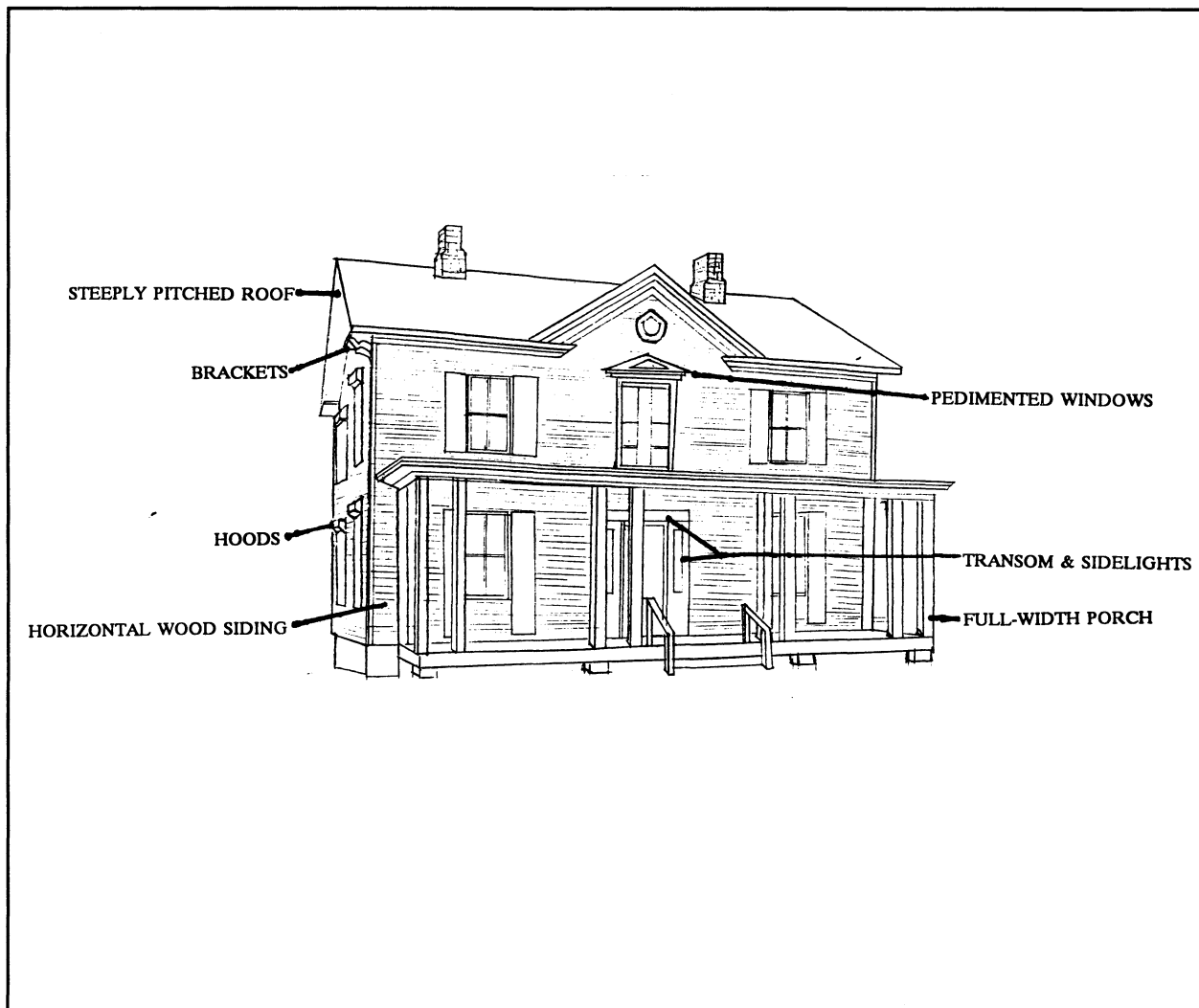


Figure 17: CHARACTER DEFINING FEATURES IN CLARKSBURG

CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

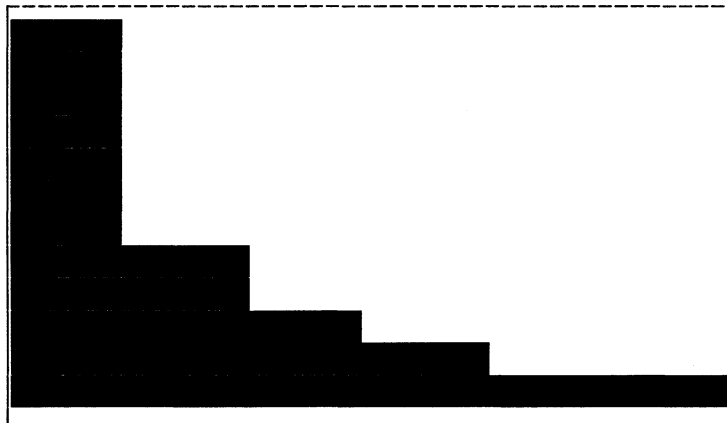
FOR THE FIELD Architectural Style/Derivation [MAIN->ARSTYLCD]

# Uses	Code	Text
1	65	Bungalow/Craftsman
1	CARG	Carpenter Gothic
1	52	Classical Revival
1	51	Colonial Revival
1	62	Early Commercial
1	700	Modern
1	45	Queen Anne
2	AM4S	American Four-Square
2	529	Ranch
3	32	Gothic Revival
4	21	Federal
6	VER	Vernacular

12 DIFFERENT CODES ARE USED 24 TIMES

FOR 24 MARKED RECORDS

Bungalow/Craftsman	1
Carpenter Gothic	1
Classical Revival	1
Colonial Revival	1
Early Commercial	1
Modern	1
Queen Anne	1
American Four-Square	2
Ranch	2
Gothic Revival	3
Federal	4
Vernacular	6



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Footprint [MAIN->FOOTPRINT]

# Uses	Code	Text
1	T	T Shape
3	RECA	Rectangle w/ additions
3	SQ	Square
5	L	L Shape
13	R	Rectangle

5 DIFFERENT CODES ARE USED 25 TIMES

FOR 25 MARKED RECORDS

T Shape
Rectangle w/ additions
Square
L Shape
Rectangle



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Configuration [MAIN->CONFIGARCH]

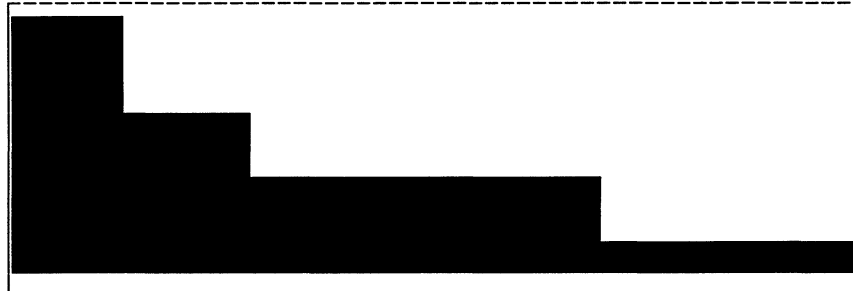
Uses Text

```
=====
1 American 4-square
1 Bungalow
1 Open Nave
2 I-house
2 Shotgun
5 Block
5 Vertical Block
7 Horizontal Block
=====
```

8 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

```
American 4-square 1
Bungalow          1
Open Nave         1
I-house           2
Shotgun           2
Block             5
Vertical Block    5
Horizontal Block  7
```



CLARKSBURG HISTORIC DISTRICT]

**FREQUENCY REPORT
FOR THE FIELD Relationship of Architectural Details
[MAIN->RELATEDETL]**

Uses Code Text

=====

3	NO	None
21	O	Ornamented

=====

2 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

None	3
Ornamented	21



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Features - Exterior Character Defining [MAIN->FEATURES]

Uses Text

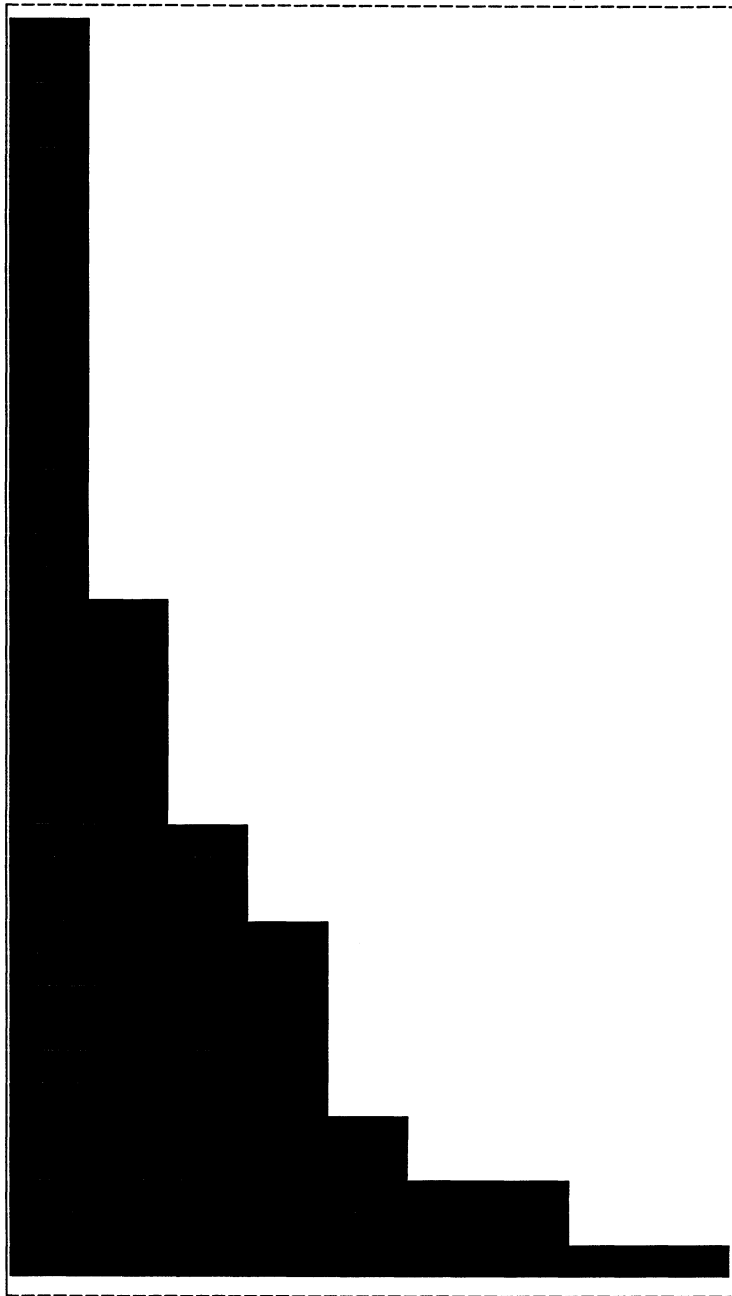
=====	=====
1	Boxed Cornice
1	Corbelled Brick Chimney
1	Cornice, Sawtooth Design
1	Denticulated Cornice
1	Dentils
1	Entry Portico
1	Finials
1	Fishscale Shingles
1	Log Structure
1	Pedimented Entry
1	Pressed Tin Roof
1	Pressed Tin Siding
1	Roundel Windows
1	Segmental Arch Windows
1	Steeple
1	Turned Posts
1	Turned Posts and Brackets
1	Window Moldings
2	Bay window
2	Brackets
2	Chamfered Posts
2	Entry Porch
2	Roof Vents
2	Window Hoods
2	Wrap-Around Porch
3	Cornice Returns
3	Shed Roof Dormers
3	Standing Seam Metal Roof
4	Chimneys
4	Corner Boards
4	Cornice Brackets
4	Dormers
4	Shed Porch
4	Shutters
5	Balustrade
5	Transom
7	Front Porch
7	Overhanging Eaves
9	Chimney

=====

39 DIFFERENT CODES ARE USED 98 TIMES

FOR 25 MARKED RECORDS

Boxed Cornice	1
Corbelled Brick Chimney	1
Cornice, Sawtooth Design	1
Denticulated Cornice	1
Dentils	1
Entry Portico	1
Finials	1
Fishscale Shingles	1
Log Structure	1
Pedimented Entry	1
Pressed Tin Roof	1
Pressed Tin Siding	1
Roundel Windows	1
Segmental Arch Windows	1
Steeple	1
Turned Posts	1
Turned Posts and Brackets	1
Window Moldings	1
Bay window	2
Brackets	2
Chamfered Posts	2
Entry Porch	2
Roof Vents	2
Window Hoods	2
Wrap-Around Porch	2
Cornice Returns	3
Shed Roof Dormers	3
Standing Seam Metal Roof	3
Chimneys	4
Corner Boards	4
Cornice Brackets	4
Dormers	4
Shed Porch	4
Shutters	4
Balustrade	5
Transom	5
Front Porch	7
Overhanging Eaves	7
Chimney	9



CLARKSBURG HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Color [MAIN->RELATECOLR]

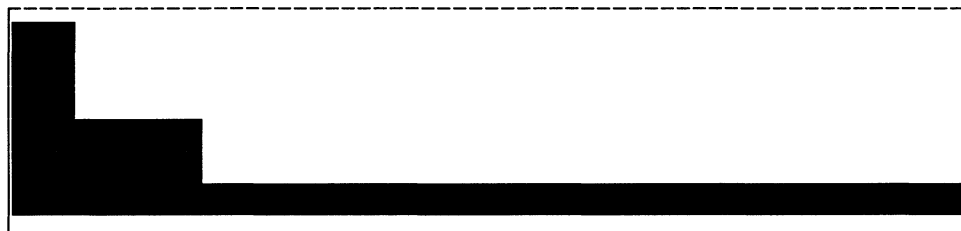
Uses Text

```
=====
1 Blue
1 Cream
1 Red/White
3 Red
3 Yellow
15 White
=====
```

6 DIFFERENT CODES ARE USED 24 TIMES

FOR 25 MARKED RECORDS

```
Blue      1
Cream     1
Red/White 1
Red       3
Yellow    3
White    15
```



FEDERAL

In its purest form, the Federal style house is most commonly a simple box, two or more rooms deep, with doors and window arranged in strict symmetry. Architectural details, such as a projecting cornice with dentils, double-hung sash windows with multi-lights, molded lintels over window openings, and fanlights or transoms above doors, generally embellish the exterior elevations of Federal style houses. This style of architecture did not represent an extreme break from Georgian style architecture of the late colonial era, but allowed more flexibility. Polygonal projections, semi-circular bays, or rectangular wings are common modifications to the standard box form of the more rigid, Georgian style. Other modifications involved refinements to the scale and proportion of the buildings. Innovations appeared in the interior decoration of the buildings of the Federal period, where classical motifs were used with restrained elegance. Few houses are pure expressions of the Federal style; rather, they incorporate selected details and elements associated with Federal architecture into the form or massing of a Classical Revival building.



Figure 18: Photograph of 23345 Frederick Road.

The Clark/Waters House is a fine example of Federal architecture in Clarksburg. Constructed in the 1840s, an earlier section from 1797 remains intact at the rear of the structure. The house is characterized by its rectangular main block, and its symmetrical proportions. Other Federal elements include the central entry with a flat roof, the bracketed porch supported by two sets of chamfered and bracketed columns, the rectangular pediments over the windows, bracketed eaves, and brick end chimneys.



Figure 19: Photograph of 23346 Frederick Road.

VERNACULAR

The most common expression of architecture in Clarksburg is presented in historic vernacular forms.

Representative of the late-19th century domestic architecture in Montgomery County is the two-story, two-bay farmhouse. This house type is generally a two-story frame building with a side entry and an end chimney as seen at 23415 Frederick Road. The small scale of these dwellings usually necessitated the construction of rear wings and additions. This house has been attached at the roof-line to a large I-house to the rear. A one-story, hipped roof porch with turned posts runs the full width of the house.



Figure 20: Photograph of John Leaman House, 23415 Frederick Road.

The I-house evolved from the traditional British folk house, but grew to include additions and local stylistic details. This was often the form used to present the Federal style in less academic expressions. The I-house is characterized as a two-story, two room wide, one-room deep house. The rectangular structure has the primary entrance located centrally on the longer axis and end chimneys located on each of the shorter sides. The elevations of I-houses are symmetrically organized into three bays with either a one- or two-story porch articulating the primary facade. Generally, I-houses dating from the mid- to late-19th century have boxed cornices with molded corner profile elements. By the turn of the century, the molded profile element is no longer prevalent, while the box cornice remained in a more simplified form. During the late 19th to early 20th century houses often included cornice returns in the gable ends, an element used to give the vernacular form a more formal appearance.



Figure 21: Photograph of 23360 Frederick Road and Typical I-House Plan.

Numerous examples of the I-house are found in Clarksburg ranging in date from 1820-1856. The characteristics typical of I-houses in Clarksburg include symmetric facade compositions, gable standing seam metal roofs, fixed lights within the side gables, a one-story front porch with simple wood posts, and two interior or exterior end chimneys. In Clarksburg, the earliest I-house appears to be the Elizabeth Powers House which dates to 1820-1840. This two-and-one-half story frame dwelling has a three-bay symmetrical facade which features a denticulated cornice and a simple central doorway with portico flanked by two pairs of double windows. The structure was built in two stages, with the rear portion constructed in the 1820s, and the main block added around 1840. The Old Parsonage located at 23345 Frederick was built between 1856-1865. This two-story side gable residence is identified by small scrolled brackets at the eaves, a boxed denticulated cornice and wide, flat window lintels. Both houses, as is typical of rural I-houses, have large rear additions.



Figure 22: Photograph of 23345 Frederick Road.

GOTHIC REVIVAL

The Gothic Revival style emerged in America in the early 1840s as a reaction to the symmetry, balance, and regularity associated with the classical styles of architecture so popular in this country at that time. The Gothic Revival actually emerged in England in 1879 with Sir Horace Walpole's remodeling of his house, Strawberry Hill, in a Medieval style. Over the next century, architects and landscape architects promoted the picturesque style of architecture in manuals, books and other treatises. In America, the Picturesque style was promulgated by architect Alexander Jackson Davis, and landscape architect Andrew Jackson Downing. The first documented example of the Gothic Revival in domestic architecture in America was designed by A.J. Davis and built in 1832. Rural Residences by Davis and The Architecture of Country Houses by Downing were illustrated publications replete with country Gothic houses referred to by the authors as Gothic cottages. The style was well suited for rural country houses and cottage and was the style of choice for many religious structures throughout the country.

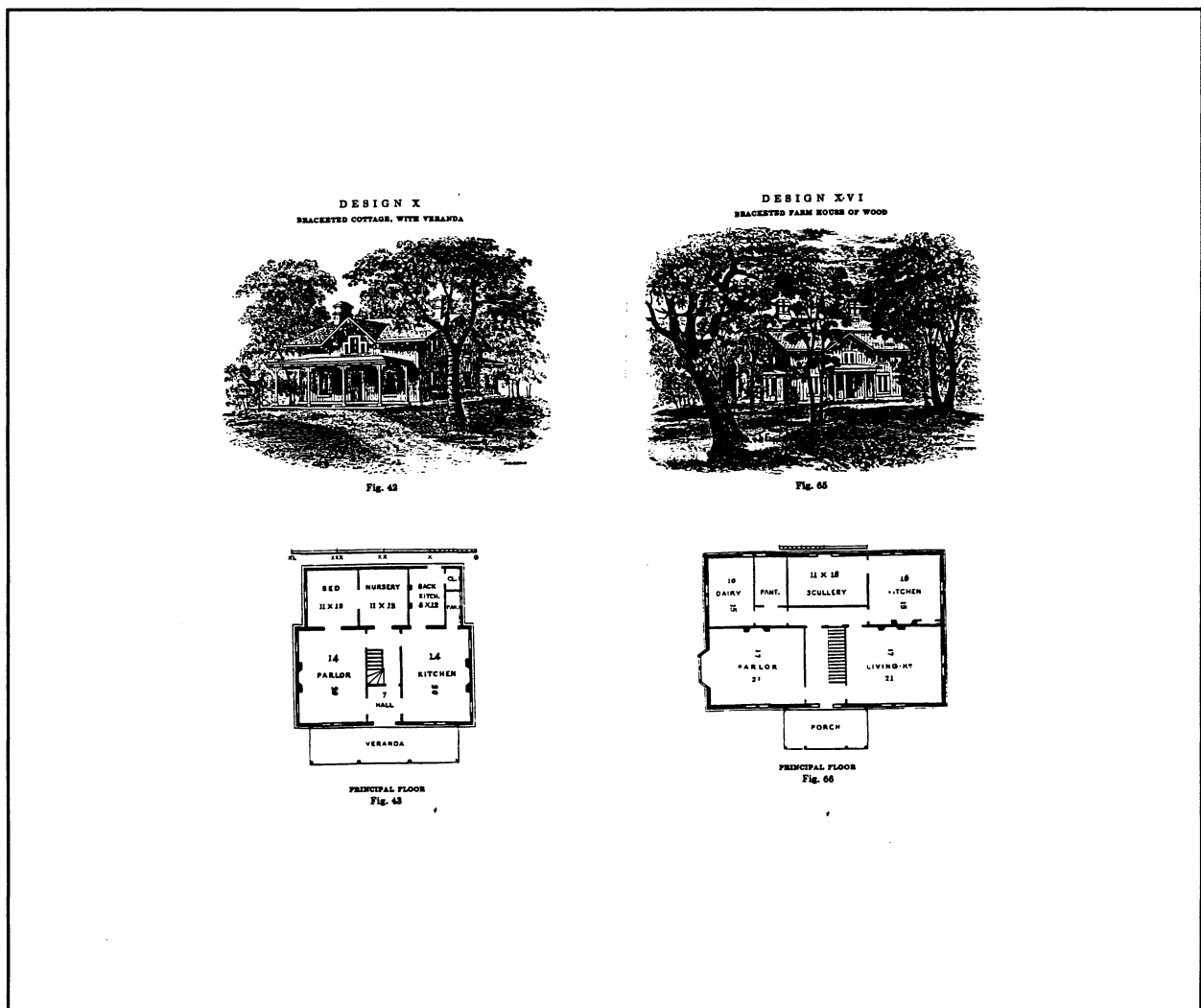


Figure 23: Illustration from The Architecture of Country Houses. pp. 121, 157.

Less exuberant in detail, and more regular in plan, the Gothic Revival dwellings in Clarksburg reflect the skills and interpretations of local craftsman and builders. The Gothic Revival style as executed in Clarksburg is characterized by its symmetrical facades with side gables and a prominent cross gable, oftentimes decorated with bargeboards. Typically, the houses have a one-story entry or full-width porch with decorative brackets, spindles or posts. Windows extending into the gables are common details, with Gothic shapes such as arched, lancet or round windows. The Methodist Episcopal Church in Clarksburg as well as the Clarksburg Elementary School are designed in the Gothic Revival style, in which the distinctly medieval aspects of the style such as pointed arch windows and brackets are applied.



Figure 24: Photograph of 23425 Spire Street.



Figure 25: Photograph of 23340 Frederick Road.

The Leonidas Willson House located at the heart of the Clarksburg Historic District is perhaps the most ornate example of the Gothic Revival style. The wide, high-ceiling front porch has a flat roof with a bracketed cornice supported by four pairs of chamfered wooden posts. Typical of the Gothic Revival style flattened, pointed Gothic arches connect each pair of posts. A round window is set within the front cross gable. The double wooden door has deeply carved arches with double side-light. Above the front door is a three-light window topped by a triangular pediment. Another example of the Gothic Revival found in Clarksburg is the Lewis Soper House at 23515 Frederick Road. The Lewis Soper House is a large, two-story Gothic Revival farmhouse.

QUEEN ANNE

The Queen Anne style was the dominant style of American domestic architecture from the period of 1880 to 1910. The style continued through the beginning of this century with decreasing popularity. The expanding railroad network of the period helped to spread the style by conveniently transporting the pre-cut architectural details typical of the style, such as corner brackets, gable ornament, towers, intricate wood shingle designs and gabled dormers.

A composite style, the Queen Anne merged architectural motifs and organization associated with other Victorian styles such as the Romanesque Revival, the Italianate and the Second Empire styles, thereby creating a new and distinct style. The Queen Anne style is often perceived as a more-or-less generic expression of the Victorian aesthetic. Queen Anne structures are usually large, free-standing dwellings with projections and recessions of bays and porches articulating the various elevations. Constructed primarily in the last decades of the 19th century, a single example of the Queen Anne architecture was constructed in Clarksburg. Known as Hammer Hill, it is a large, elaborately executed, high-style expression of Queen Anne architecture.



Figure 28: Photograph of Hammer Hill, 23310 Frederick Road.

The Queen Anne-styled Hammer Hill is one of Clarksburg's most noted structures. Hammer Hill represents an important architectural departure from the rest of the residential structures in Clarksburg. The majority of houses in Clarksburg were constructed by local builders using local, vernacular traditions: Hammer Hill appears to have been designed by a skilled architect. Two-and-one-half stories in height, the central projecting bay pierces the roofline and forms a gabled roof dormer. Five wooden steps lead the full-width front porch which is enclosed by a Chinese railing. Other typical Queen Anne architectural details include a five-sided bay on the northeast elevation, turned posts and jigsaw trim, and the paneled, double door with transom and sidelights.

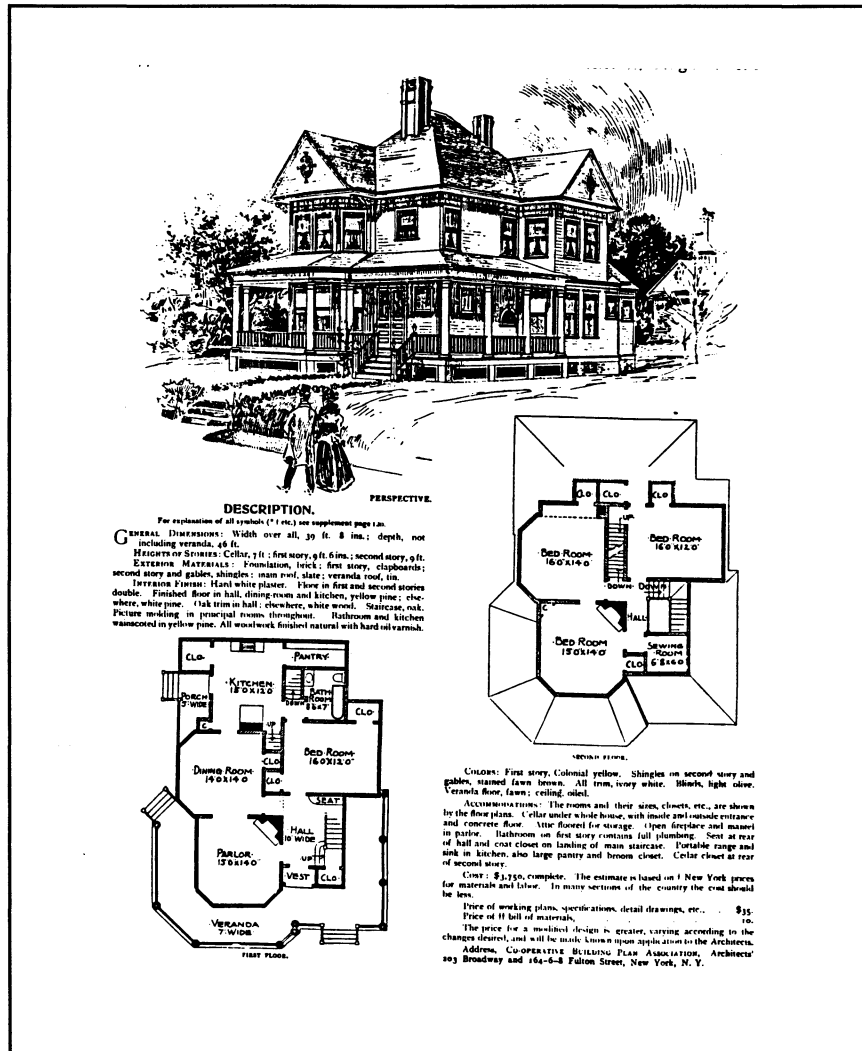


Figure 27: Illustration from Shoppell's Modern Houses, Design No. 1975.

COLONIAL REVIVAL

Generally, the Colonial Revival style has a formal vocabulary based on the architectural elements associated with the Georgian and Federal periods, used with a syntax of symmetry, order, and classical detailing. The architectural style, unlike the similar English Georgian style, is based directly on American precedents. As many of the architects were influenced directly by English architecture, often there is a fine line between the American Colonial and English Georgian. The style often exhibits an imaginative combination of 18th and 19th century



Figure 28: Photograph of Gardner House, 23330 Frederick Road.

American Colonial detailing, using rectangular forms, with gambrel hipped or gabled roofs, with its principal floor at ground or the first level. Red brick laid in common bond or in Flemish bond with glazed headers is the predominant exterior material; however, beveled wood siding can be found in several cases. Its massing is solid and balanced, in direct contrast to the verticality and intricate volumetric play intrinsic to the Victorian age. the composition of the fully-developed Colonial Revival stresses balance and regularity. The fenestration is ordered, with large multi-light, double-hung windows, as well as myriad variations of the Palladian window, and a centrally located doorway complete with a dominant portico or architrave.

The Gardner House is the single Colonial Revival style dwelling in Clarksburg. An early 20th century frame house, this cross-gabled structure has a wrap around porch which now exhibits late-Victorian influence in its jigsaw trim dating from a recent rehabilitation.

AMERICAN FOUR-SQUARE

The American Four-Square style is identified by its square shape and by its hipped roof. It is usually two stories with a full-width, one-story porch. Often, the front of the hipped roof has prominent dormer windows. This type of building was one of America's most popular house forms from the late 1890s through the 1920s. More elaborate examples may have classical details such as columns for porch supports and modillion blocks in the cornice. A fine example



Figure 29: Photograph of 23200 Stringtown Road.

of the American Four-Square in Clarksburg is the Day House located at 23200 Stringtown Road. Constructed in the 1920s, the Day House is influenced by bungalow styled details, but maintains the proportion and symmetry associated with the American Four-Square style. Square in plan and two-and-one-half stories in height the house has a hipped roof with a central hipped roof dormer. The wrap-around porch with squat columns set upon concrete piers is characteristic of bungalow styled architecture. A more pure example of the American Four-Square style is the Methodist Episcopal parsonage at 23407 Frederick Road characterized by its simple, two-story block form with hipped roof and dormer windows on each elevation, as well as the porch across the front supported by round columns. The parsonage was built in 1914 by the Trustees of the Montgomery County Circuit of the Methodist Episcopal Church.

BUNGALOW

Although the I-house continued to be used as a building form into the 20th century in the rural areas of Maryland, other forms of popular domestic architecture began to emerge and replace this particular form. One of the most prevalent forms of 20th century vernacular architecture is the Bungalow, or the Craftsman Cottage. During the early 20th century, America became a predominantly urban nation and the number of operating farms began to decline.

Transportation corridors which shifted from the railroad to interstate highway systems directly affected the built environment. Small bungalow type dwellings, as well as mail-order houses can be found along major transportation routes and rural roads in both towns and villages throughout Montgomery county. This type of housing offered inexpensive and well built houses that appealed to popular 20th century American tastes.

The Methodist Church parsonage on Spire Street and 23314 Frederick Road were designed or altered to present the Bungalow style. The scale and massing of both houses is in keeping with the Craftsman cottage style of bungalows found throughout the county. Characteristic elements include a low-pitched, gable roof with wide eave overhang; roof rafters usually exposed; porches, either full- or partial-width, with roof supported by square columns.



Figure 30: Photograph of 23314 Frederick Road.

COMMERCIAL VERNACULAR

Supplying local produce as well as imported goods, the small village store served the needs of the local residents. Because of the rural nature of Clarksburg, small commercial ventures such as stores, taverns, and ordinaries grew up at the cross-roads and along the major corridors running through Montgomery County. These retail businesses served the needs of the immediate surroundings, and offered food and lodging to the traveler passing through.

In general, these small retail establishments are one-story frame structures with gable roofs and front porches used for displaying produce and other goods. The front elevations generally have a central entry flanked by large rectangular window openings. Windows found on the stores dating from the 19th century have multi-paned, double-hung units, while early to mid-20th century windows were large, plate glass show windows.



Figure 31: Photograph of 23329 Frederick Road.

From its earliest beginnings, Clarksburg supported several retail ventures including Dowden's Ordinary, Clarksburg's General Store and Willson's Store. The terms "ordinary" and "tavern" are basically interchangeable and for the purposes of this report no distinction has been made. Historically, however, the term "ordinary" appears to have been more frequently used during the eighteenth century in Maryland and Virginia and was gradually replaced by the term "tavern." A tavern or ordinary referred to a broad range of building configurations from a one-room or two-room establishment to a building which provided multiple public rooms and accommodations for

numerous travelers. Some taverns, like Dowden's in Clarksburg, functioned as public meeting places where local farmers could eat, drink and conduct business, while other taverns offered accommodations for overnight lodgers.

The Willson Store is four bay wide by three bays deep, two-and-a-half story, frame store facing southwest on Frederick Road. The building is clad in a combination of redwood siding and clapboard. The southwest front porch has a shed roof supported by five metal poles. Two glass and wooded paneled doors lead into the store from this porch. There is a variety of six-over-six, four-over-four, and two-over-two double-hung windows. The store appears to have been built in two sections: the northwest section is two stories and has a flat roof; the southeast section is two-and-a-half stories and has a gable roof.



Figure 32: Photograph of the Willson Store, 23341 Frederick Road.

REVIEW OF PHYSICAL CHARACTERISTICS

Historic districts, generally, recognize geographic areas where historic buildings, structures, patterns of development, and/or remains occur that are related to one another through their common history, significant events, or aesthetic qualities. Historic districts may also derive significance from a combination of the interplay of buildings and their relationship to streets, their rhythm of spacing, their plan of streets, and other aspects of the historic setting of the

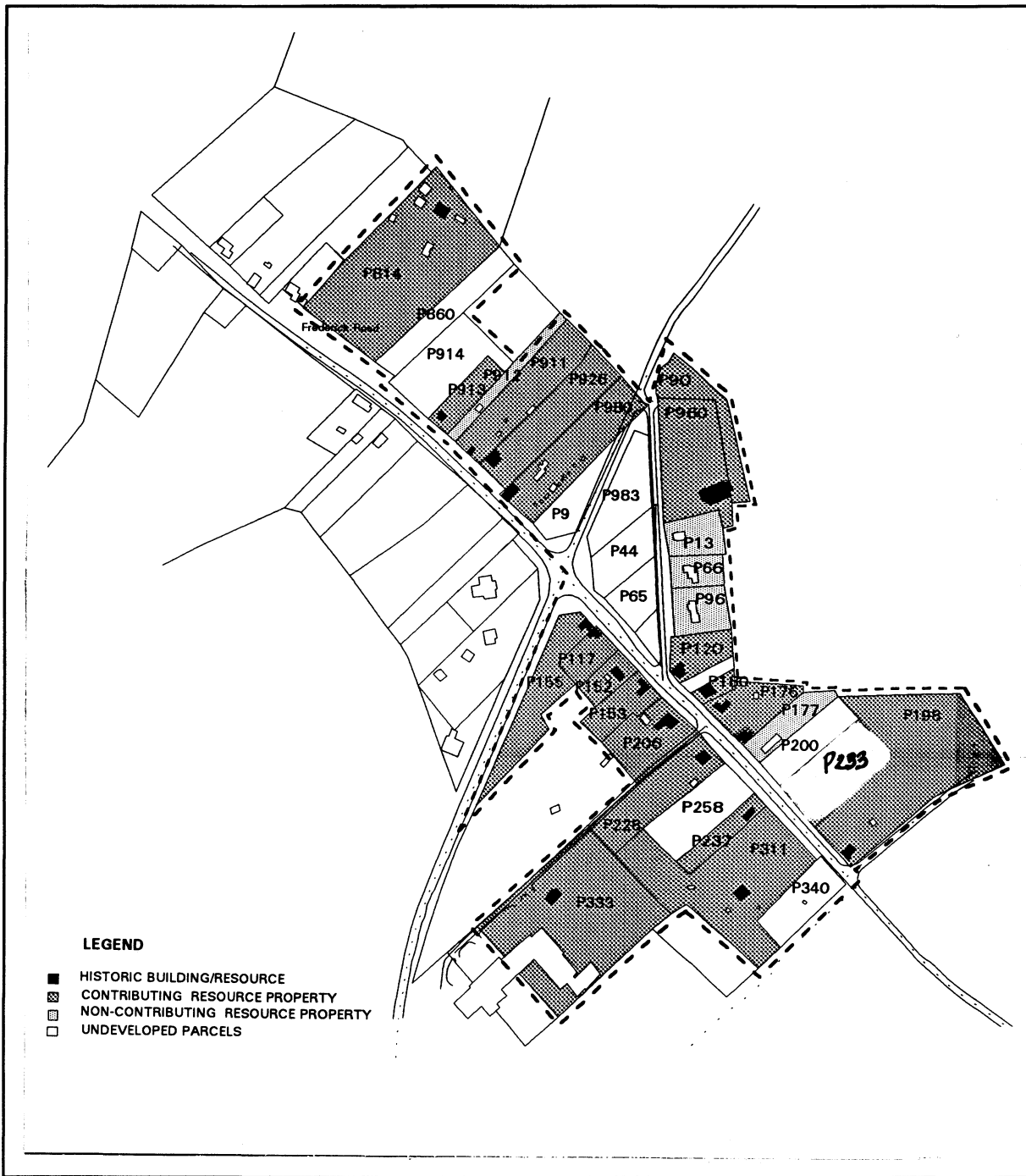


Figure 33: Lot Structure of Clarksburg

community. It is important to recognize that the significance of an historic district may encompass characteristics beyond specific architectural, cultural, or archaeological resources, and that the less visible relationships of land use, building siting, vegetation, and other elements are important contributors to the historic character.

The Clarksburg Historic District has elements beyond individual historic buildings which contribute to and help define the historic setting of the districts. The Clarksburg Historic District is a significant collection of historic buildings reflecting the community's once prominent role in trade, transportation, and industry in Montgomery County.

The intent of this section is to examine the land use characteristics within the Clarksburg Historic District in order to identify the important patterns of historical development which contribute to the character of the district. These patterns include relationships between lot sizes, lot coverage (lot occupancy), the distance between building fronts and the street (front yard setback), the open space between buildings and the variation of these characteristics from one building type to another to recognize a hierarchy of uses. The following analysis examines these relationships based on tax map records and building locations identified from topographic maps of the County. Dimensions for setbacks and area takeoffs were scaled at 1"= 200' and are approximate.

Lot Area and Ownership

Lots in the Clarksburg Historic District appear to have been subdivided in relation to the historic transportation route. Although these lots vary somewhat in size and shape they are mostly deep rectangular lots which front the road as shown in Figure 33: Lot Structure of Clarksburg. This loose structure of lots is in contrast to the surrounding lots which are much larger and characteristic of rural farmland. Lot Structure of Clarksburg presents the average size characteristics for properties within the historic district. Ownership was determined by notations on the tax maps and generally this coordinated with the observed lot use. The average lot sizes for the district are given as well as the smallest and largest sizes within the range.

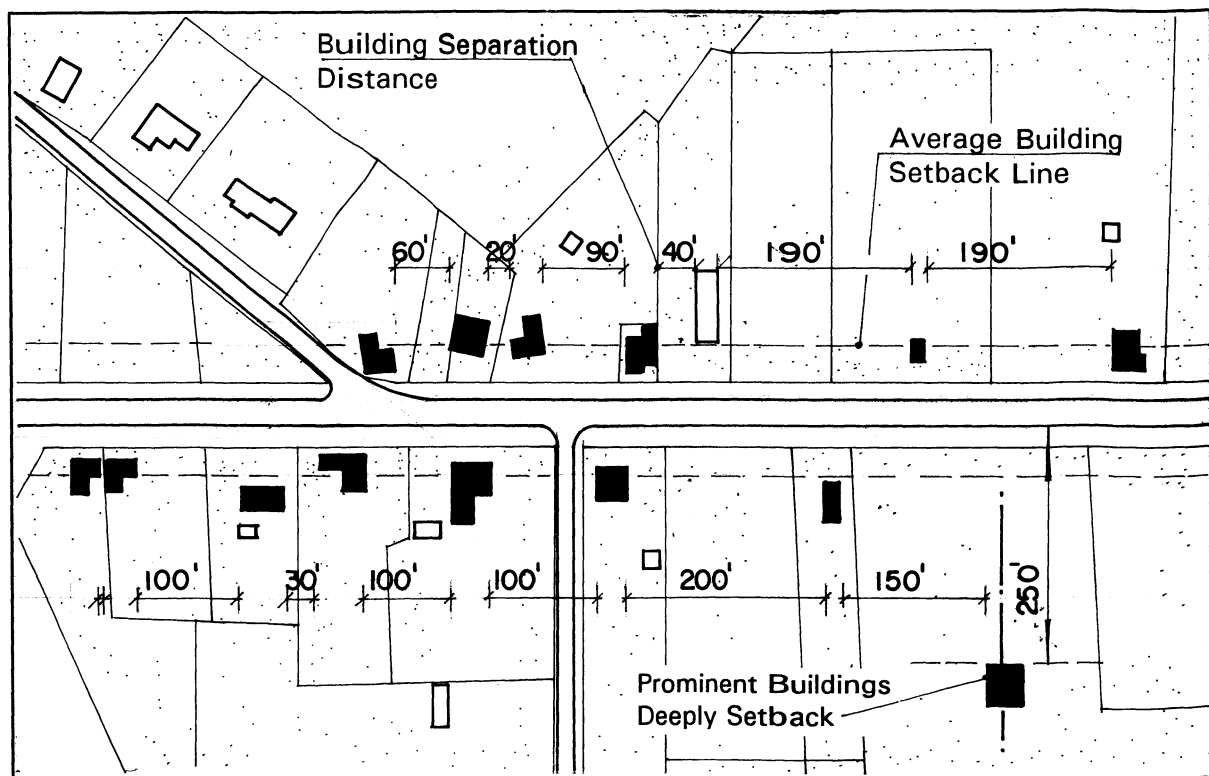
Lot Coverage Patterns

Lot coverage is the ratio of the building footprint area to the overall lot area, and it reflects the density of development on a given parcel of land. Lot coverage was identified using planimeter take-offs of the building footprint area from the County's topography maps and compared with lot areas to determine per cent of coverage as given in Clarksburg Historic District Lot Characteristics.

Clarksburg Historic District Lot Characteristics		
Category		Overall District
Lot Area	Maximum	4.2 acres
	Average	1.1 acres
	Minimum	0.1 acres
Lot Coverage	Maximum	40%
	Average	7%
	Minimum	1%
Front Yard Setback	Maximum	400 ft
	Average	60 ft
	Minimum	0 ft
Building Separation Distance	Maximum	150 ft
	Average	130 ft
	Minimum	100 ft

Relationships of Front Yard Setback and Building Separation

The front yard setback is the distance a building is set away or back from the property line on the street or road which it fronts. The front yard setback determines how prominent a building is in the streetscape of the district. When many buildings are involved, a pattern can be established which helps to define the character of the streetscape through the width of sidewalks, the amount of green space (lawn or vegetation area) between street and building, the apparent scale of the buildings in relation to pedestrians, and other subtle qualities of the community. In combination with setbacks, building separation distances establish the openness or visual porosity of the streetscape. Buildings which are separated allow for view and landscape elements in the interstitial space.



Pattern of Building Setbacks and Building Spacing

Characteristics of Streets and Vegetation

The streetscape characteristics of the Clarksburg Historic District include relatively narrow two-lane roads, buildings which are close to the street, and a distinct village feeling in the southern cluster of buildings in the district. This rural quality, complemented by open spaces, is one of the important aspects of the community which should be preserved as the new town concept is developed. If improvements are made to the streetscape elements, they should reinforce the rural character of the historic district.

Identification of Open Space and Vacant Land

The historic district was examined to identify existing vacant parcels and open space which contribute to the character of the district. This can be categorized according to the following criteria:

Open space which distinguishes landmarks or important historic resources which would be compromised if the land were not vacant. This includes the open space surrounding the church site, open space in front of prominent residences which have unusually deep setbacks from the main road, as well as the old school house which is a significant landmark.

Open space between buildings which reflected the historic relationships and patterns identified in the district. This includes the typical open space between historic buildings which front Old Frederick Road to the south of Clarksburg Road.

The vacant land and areas of critical open space in Clarksburg is identified in the Figure 34: Clarksburg Historic District Vacant Land and Open Space.

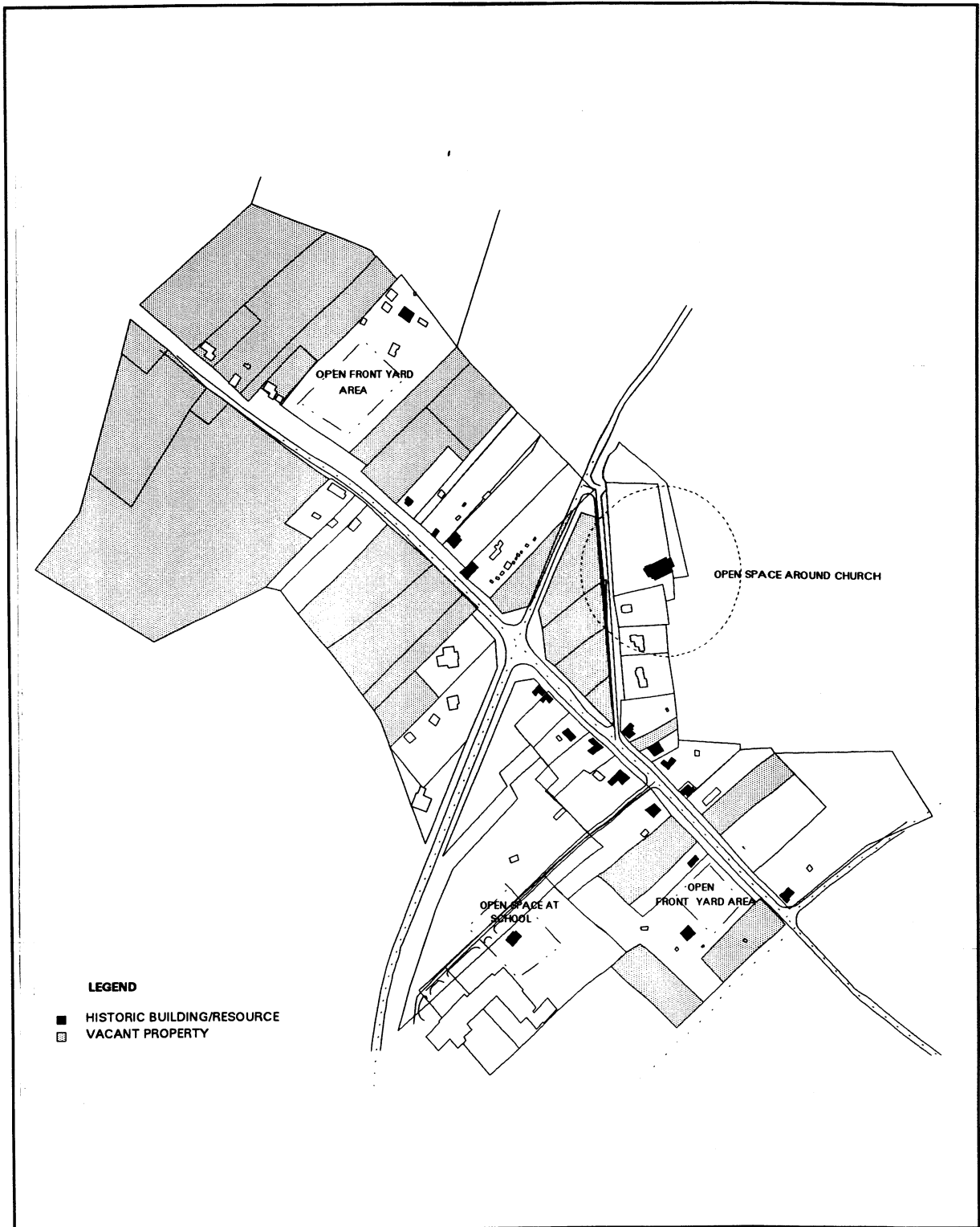


Figure 34: Clarksburg Historic District Vacant Land and Open Space

IV. DEVELOPMENT OF A LONG-RANGE PRESERVATION PLAN FOR THE CLARKSBURG HISTORIC DISTRICT

INTERESTS AND CONCERNS

Identification of Issues, Challenges and Community Ideas

The framework for developing a long-range plan for the historic district of Clarksburg was established around the specific preservation issues and concerns of the community. An initial workshop was held with residents of the district to identify and determine the priority of the issues, concerns, and problems which citizens face in trying to preserve the district. Following this session, the historic district was analyzed from an historical and planning perspective to identify its character defining features, historical land use patterns, and relationship to the Master Plan. Based on the issues identified in the workshop and the analysis of the characteristics of each district, statements were developed summarizing the preservation challenges to be addressed in long-range preservation planning. A follow-up meeting was conducted with citizens to review these statements and discuss potential ideas for dealing with the preservation challenges. The citizen contribution through this series of meetings helped to establish a framework for developing a preservation plan for the district which is relevant to the interests and concerns of the Clarksburg residents.

Workshops on Preservation Issues

An initial workshop was held the evening of June 2, 1992 for those concerned about the preservation in the historic districts of Clarksburg, Hyattstown, and Boyds. The joint session provided a forum for residents and property owners to identify the concerns and issues relating to the preservation of each of the districts. Residents from Clarksburg formed their own group to identify a list of preservation issues and concerns. At the conclusion of this exercise, the lists were posted for everyone to review and identify the higher priority issues. These responses were used to assign priorities to the issues from each group. These issues are listed in order of descending priority for each of the workshop groups as given in Figure 35: Clarksburg Issues and Concerns.

Many of the issues identified in the workshops represent conditions or problems which are impeding preservation in the community and require attention and improvement. Some issues are specific in nature and can be addressed by singular actions. Other issues require activity over a long period of time to correct and improve the underlying conditions. Many of the issues relate to the policies and authority of the County government and the Historic Preservation Commission in administering historic preservation laws in the districts. Following the workshops, the consultants studied these issues to identify the primary areas of concern in each community and to translate the issues into "Challenge Statements" which express the broader preservation objectives to be reached. The issues raised in each workshop were analyzed and grouped according to common themes or topics in order to identify the primary areas of concern in the district. Based on these areas of concern and the specific issues raised, a statement of the general objective, goal, or challenge was formulated which attempts to encompass the range of related concerns and issues. These statements are meant to more clearly define the core issue and as such are general in nature. A second meeting was held for the purpose of reviewing the "Challenge Statements" and discussing ideas and strategies for dealing with specific issues or meeting the broader challenges. Citizen participation in this

event was intensive and very productive in producing ideas and strategies relevant to the issues which they had identified previously.

CLARKSBURG ISSUES AND CONCERNS

- *Concern over controls for areas leading into and out of historic districts, as well as beyond buffer areas. (architectural design, size, massing, setback, density)*
- *Protection of town's integrity from new roads and incompatible development (EG. - Multi-story transit center).*
- *Preservation as a residential community.*
- *Retain existing historic buildings at current locations*
- *Adequate buffering of historic districts (all sides).*
- *Preservation of rural village (character of place); retain integrity of existing structures.*
- *Diversion of traffic to reduce ill effects of high traffic.*
- *Compatible new construction where it may be appropriate: (a) Period appearance, (b) Materials, (c) Setbacks, (d) Massing, and (e) Rhythm*
- *Facilities such as fire station and commuter station are not compatible within or adjacent to historic district.*
- *Protection of individual resources from: (a) Demolition by neglect, (b) Demolition, (c) Substantial alteration, and from (d) being moved*
- *Use of buffering techniques (such as open-space, vegetative screening and other techniques to preserve the identity of historic areas).*
- *Preservation of residential use of historic buildings with close control over proposed non-residential use.*
- *Encroachment of development around the historic Methodist Church.*
- *Make history of Clarksburg more available - education efforts, public relations, etc.*

Figure 35: Clarksburg Issues and Concerns

Workshop Results for the Clarksburg Historic District

Figure 33: Clarksburg Issues and Concerns, Figure 34: Issues, Challenges and Strategies Common to Clarksburg, Boyds, and Hyattstown, and Figure 35: Additional Issues, Challenges, and Strategies in the Historic District of Clarksburg present the framework for placing issues into broader planning objectives or challenges, and the ideas and strategies which the community identified. As explained, the issues have been regrouped into thematically related areas of concern. The challenge statements have been developed to address the general long range objective or challenge facing the district. The idea or strategies listed have been stated in somewhat general terms. Specific strategies which are based on these general statements appear in the discussion of long-range plans for the community later.

The special concerns in Clarksburg center around the preservation of the historic rural village amid the planned development of a new town center which will surround the district. The proposed town center is outlined in a preliminary draft plan entitled Clarksburg Master Plan and Hyattstown Special Study Area. Development of the new town concept will dramatically rearrange existing roads and streets within and around the historic district, and impose a much higher density of development around the district. Over the course of development, the rural context surrounding the historic district will be transformed to a fully developed contemporary suburban commuter community.

Issues, Challenges, and Strategies Common to All Rural Districts

Issues	Challenges	Strategies
1. The need for local representation on the Historic Preservation Commission.	A. Establish a method for incorporating local representation into the activities of the Historic Preservation Commission (HPC) and administration of the Historic Preservation Ordinance.	<ul style="list-style-type: none"> ● Add local representatives to the HPC for each district.
2. Use of LAP's for preliminary reviews has not worked well due to local subjectivity and lack of criteria to make evaluations.		<ul style="list-style-type: none"> ● Establish HPC subcommittees for each district or region.
3. The lack of specific criteria about what is historic in each district for use by property owners and HPC in making decisions.	B. Document the historic characteristics of each district and establish criteria and specific characteristics to be preserved in each community.	<ul style="list-style-type: none"> ● Designate primary, secondary, and contributing resources in each community based on clearly established criteria of historical or cultural significance.
		<ul style="list-style-type: none"> ● Develop specific architectural design guidelines which are tailored to the specific conditions of each district
4. Historic structures in each district are being lost to abandonment and neglect.	C. To ensure the continued maintenance and use of historic buildings and properties to avoid their loss.	<ul style="list-style-type: none"> ● Establish less demanding water, sewer, building code, and fire requirements for historic structures which can allow for their reuse without endangering public health and safety.
5. The difficulty of meeting current water and sewer requirements is preventing reuse of some significant historic buildings.		<ul style="list-style-type: none"> ● Establish a county assistance program to provide building materials to owners of historic properties at wholesale cost, and a revolving tool share program for approved maintenance and improvements.
6. The high cost of rehabilitation and maintenance of historic structures discourages preservation.		<ul style="list-style-type: none"> ● Enhance existing incentives, such as local property tax credits for rehabilitation to further encourage rehabilitation.

Issues, Challenges, and Strategies Common to All Rural Districts

Issues	Challenges	Strategies
7. Increase awareness of historic preservation in the community.	D. To establish a better understanding among residents, property owners, and the public of the significance of the historic district and actions affecting it through:	<ul style="list-style-type: none"> Document and identify the significant characteristics of the historic district.
8. Lack of information on the historic district and its regulation	<ul style="list-style-type: none"> + Establishing specific criteria of significance + Establishing an education/awareness program for property owners and real estate. 	<ul style="list-style-type: none"> Educate the public on the significance of the individual historic resources in the district, the relationships which create the open character of the district, and the overall significance of the district.
9. Notification of property owners, historical society, and other interested parties of activities, actions, and surveys affecting the community	<ul style="list-style-type: none"> + Notification of property owners about activities and actions affecting the historic district. 	<ul style="list-style-type: none"> Notify and include local citizens in action affecting the district
10. Maintain and reinforce the unique identity of each district.	E. To ensure that the identity of each Historic District is maintained and reinforced as the surrounding areas continue to grow:	<ul style="list-style-type: none"> Protect and distinguish the special characteristics of each district including but not limited to the following qualities: <ul style="list-style-type: none"> + Characteristics of open space + Rural village character + Architectural character + Special historic landmarks + Streetscape and trees + Signage controls Buffer each historic district adequately to prevent surrounding development from overwhelming the historic district. Establish criteria for compatible uses within rural historic districts.

Additional Issues, Challenges, and Strategies the Historic District of Clarksburg

Issues	Challenges	Strategies
<p>1. Preserving the existing historic resources and rural village character of Clarksburg amid the development of the new town center with particular concern in the following areas:</p> <ul style="list-style-type: none"> + Stabilization, rehabilitation, and reuse of deteriorating resources + Protection of significant individual resources and landmarks within the district + Protection of the district's integrity from new roads and development + Strengthen the historic identity of the district + Control of growth adjacent to the historic district 	A. To stabilize, preserve, and improve the historic resources, rural village character, and identity of Clarksburg prior to development of the new town.	<ul style="list-style-type: none"> • Stabilize important historic structures which are deteriorating to prevent their loss and allow for their future reuse. • Ensure the preservation of important landmarks of Clarksburg and their settings • Adopt architectural design guidelines for building design, signage, and compatible siting and density within the historic district. • Remove obstacles to the reuse of abandoned historic and contributing buildings within the historic district to allow their reuse. • Provide an assistance program and/or additional incentives for maintenance and improvement of historic properties within the district. • Develop a preservation master plan for preservation of the historic district, buffering of the district from the new town, and control of new development within and adjacent to the district.
	B. To coordinate new roads with the location of significant resources to minimize the impact of the new town on the district.	<ul style="list-style-type: none"> • Adjust the location of Route A-19, Alternate Route 355, and the extension of Stringtown Road to preserve several significant buildings.
	C. To preserve the visual identity and character of the Clarksburg Historic District amid the development of the new town center.	<ul style="list-style-type: none"> • Develop a pedestrian oriented streetscape appropriate for the rural character of Clarksburg to reinforce its identity.
		<ul style="list-style-type: none"> • Utilize County and developer participation in achieving needed improvements to infrastructure and preservation within the historic district.
		<ul style="list-style-type: none"> • Use of appropriate walls, streetscape elements, landscaping, and building design to delineate and distinguish the historic district from new development outside the district.
		<ul style="list-style-type: none"> • Expand design controls beyond the historic district in buffer zones to ensure that adjacent development is appropriate and compatible with the historic district.
<p>2. Preserve the historic rural/residential land uses characteristic of Clarksburg:</p> <ul style="list-style-type: none"> + Preserve residential uses of historic homes + Maintain an appropriate balance of residential and commercial uses in the historic districts + Ensure that non-residential uses are compatible with the rural village character of the historic district. 	D. Emphasize an appropriate balance of residential, commercial, and other compatible land uses within the historic district.	<ul style="list-style-type: none"> • Encourage residential uses in historic residences.
		<ul style="list-style-type: none"> • Establish criteria for uses which are compatible within the district, and adopt a specific list of these approved uses.
		<ul style="list-style-type: none"> • Encourage small scale commercial uses which are compatible with the historic district in historically commercial buildings.
		<ul style="list-style-type: none"> • Adopt a policy on the ideal balance of residential, commercial, and institutional uses which is desired within the district.

REACHING TOWARD LONG RANGE PRESERVATION OF CLARKSBURG

The Clarksburg Historic District is a significant collection of historic buildings reflecting the community's once prominent role in trade, transportation, and industry in Montgomery County. The Clarksburg Master Plan intends to preserve the historic character of the community while allowing the development of a new town center surrounding the district. The Preservation Plan envisions the historic district as a character-defining component of the new town, where the significant architecture and rural pattern of development within the district are carefully preserved, strengthened and distinguished, and the surrounding development is tailored to be compatible with the character of the historic core and the overall rural setting.

It is important to recognize the fragile nature of Clarksburg's historic district, and the need for careful and sensitive coordination of future development of the new town center in order to avoid losing the character of the district. As shown in Figures 36: Preservation Areas of Clarksburg, the existing historic district will become the "historic core" of the new town, where the primary goal is to retain, reuse, and preserve the existing resources, while allowing for an acceptable amount of controlled infill. The development patterns characteristic of historic groupings of buildings should guide new infill development in this area. The area adjacent to the historic district is identified as a "buffer area," where open space should be conserved and new development should be compatible with the scale and character of the adjacent historic district.

STRATEGIES FOR MAINTAINING HISTORIC CHARACTER

Behind the strategies presented here is the idea that the Clarksburg Historic District will become the "Historic Core" of the new town center expected to be developed adjacent to the historic district. The area adjacent to the historic district is proposed to become a "Buffer Area" to allow for a more graceful transition between the historic fabric and the new town.

Preservation strategies, relevant to each area, are put forward in the following section:

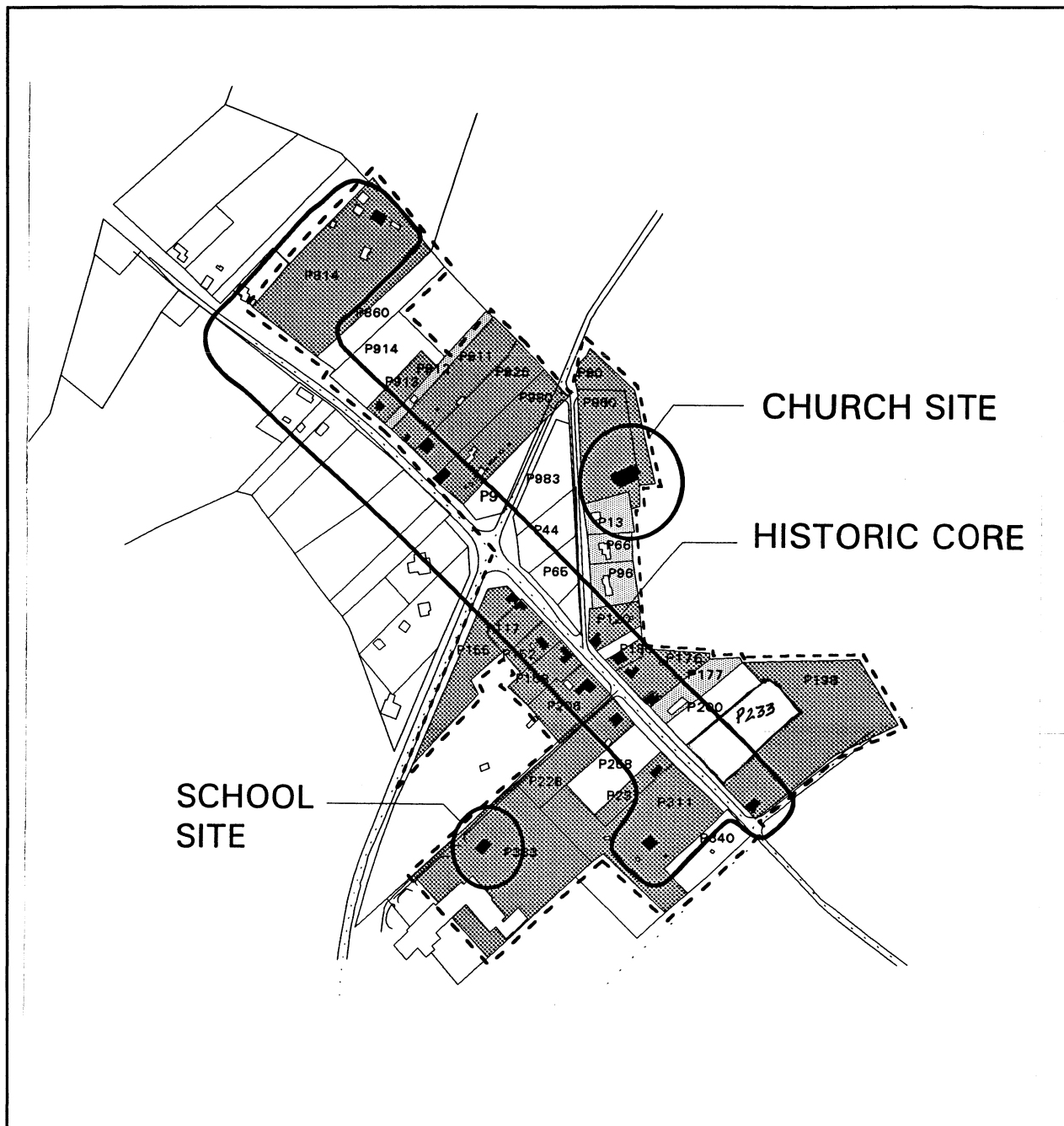


Figure 36: Preservation Areas of Clarksburg

The Historic Residential Core

The Historic Core area of Clarksburg coincides with the existing boundary of the historic district. The objective within this area is to protect the existing pattern of development of significant groupings of buildings and to strengthen identity of the district by allowing appropriate levels of compatible infill development which respects the existing development patterns. The following strategies are suggested:

Strategy 1.1 - Satisfy the minimum conditions for water and sewer to ensure the viability of the community before development begins in order to prevent abandonment and deterioration of existing historic resources. Water and sewer service will be needed to support the new town development concept, and these services will be available within the historic district eventually. In the mean time it is suggested that Clarksburg residents joint with other residents in the Hyattstown and Boyd districts to reach a short term compromise with Health officials.

Strategy 1.2 - Master Plan of the Historic Core - The development of the proposed new town will introduce several new roads into the community and relocate others in an effort to by-pass the historic district and make street connections to the new town center. Additionally, it will change the nature of property use and property values within the core area. A master plan of development for the Historic Core is suggested to address the design issues of siting new roads, relocating existing roads, parking, pedestrian circulation, vegetation elements, and the appropriate balance of residential and commercial uses. If such a plan is developed and endorsed in advance of the evolution of the new town, then it will be possible to coordinate redevelopment within the Historic Core. Such a plan should be developed with a great deal of community interaction.

Strategy 1.3 - Preservation of significant patterns of development encourage that any additional development within the Historic Core be compatible with the characteristic pattern of development. Based on the analysis of lot characteristics of primary resources in this area the following criteria are suggested for limiting new construction within the district to the extent feasible:

- + *The average lot area in the district is approximately one acre with an average lot coverage of 7 percent. However, smaller lot sizes and a greater percentage of lot coverage is typical for commercial uses within the district)*
- + *Residential uses fronting Frederick Road - front yard setbacks of 60 feet are average within the pattern of setbacks for the existing historic buildings fronting the Frederick Road.*
- + *New buildings should be sited to fit within the rhythm of building spacing typical for this area. Average spacing between buildings in groupings of historic buildings is 130 feet, and ranges from 100 to 150 feet.*

Strategy 1.4 - Develop architectural guidelines for the rural context which address the rural vernacular architecture of the area, the rural streetscape, and rural signage.

Strategy 1.5 - Utilize County and developer participation in completing rehabilitation and visual improvements in the Historic Core area.

Strategy 1.6 - Develop a rehabilitation program to stabilize and improve deteriorating and substandard buildings in the area. The object of such a program should be to prevent the

loss of important historic elements within the district in advance of development of the new town. As envisioned, such a program could involve property owners and the County government to overcome the cost impediments to rehabilitation work.

+Explore the creation of a County assistance program to provide building materials to qualifying owners of historic properties at or near wholesale costs.

+Develop additional incentives to encourage rehabilitation of deteriorating structures considered important to the District.

The Buffer Area

The Buffer Area is identified as the area immediately adjacent to the historic district for the purpose of preserving existing open space, providing for vegetative screening, and limit amounts of transitional development where appropriate. The following strategies are suggested for the adjacent buffer area:

Strategy 2.1 - Extension of design controls into the Buffer Area to control development in this area.

Strategy 2.2 - Preservation of open space surrounding the Methodist Church site as provided in the Clarksburg Master Plan.

Strategy 2.3 - Use of series of screening techniques involving walls and vegetation to visually buffer the Historic Core from adjacent development.

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