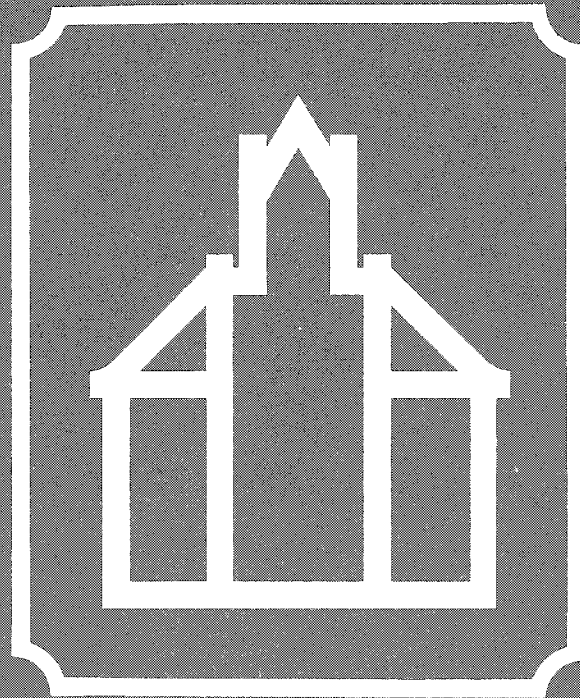


SEPTEMBER 1979

# MASTER PLAN



for  
Historic Preservation

IN MONTGOMERY COUNTY, MARYLAND

APPROVED AND ADOPTED MASTER PLAN  
FOR HISTORIC PRESERVATION  
MONTGOMERY COUNTY, MARYLAND

Amendment to the General Plan for the Physical Development of the  
Maryland-Washington Regional District (adopted 1964), and the  
Master Plan of Highways within Montgomery County, Maryland.

Preparation of this report was financed in part through continuing grant-in-aid assistance made available to the Maryland Historical Trust for survey and planning activities, by the Heritage Conservation and Recreation Service, U.S. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966.

The Maryland-National Capital Park and Planning Commission  
Montgomery County Planning Board  
8787 Georgia Avenue, Silver Spring, Maryland

September 1979

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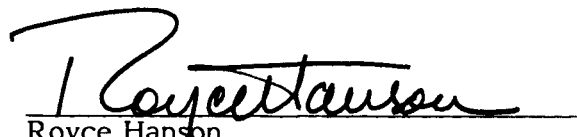
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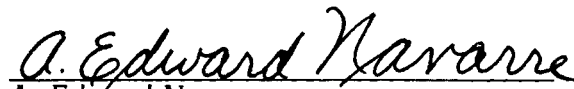
CERTIFICATE OF APPROVAL AND ADOPTION

This Functional Master Plan, being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways within Montgomery County, Maryland, has been adopted by The Maryland-National Capital Park and Planning Commission by Resolution Number 79-19 on September 12, 1979 after a duly advertised Public Hearing held with the Montgomery County Council on May 21, 1979 pursuant to the provisions of Article 66D, #77-108, of the Annotated Code of Maryland, 1976 Cumulative Supplement, and has been approved by the Montgomery County Council, by Resolution 9-352 on July 24, 1979.

The Maryland-National Capital Park and Planning Commission

  
John B. Burcham, Jr.  
Chairman

  
Royce Hanson  
Vice-Chairman

  
A. Edward Navarre  
Secretary-Treasurer

ABSTRACT:

This Plan provides a rational system for evaluating, protecting, and enhancing Montgomery County's heritage. It integrates the protection of important historic resources into the planning process, and recommends a range of incentives and educational programs to encourage historic preservation by both the public and private sectors. The Plan's recommendations are implemented by the Historic Preservation Ordinance, #9.4, new Chapter 24A, "Preservation of Historic Resources," an addition to the Montgomery County Code, 1972. This Ordinance establishes a County-wide Historic Preservation Commission to administer the Ordinance, a copy of which is included with this Plan.

*This Plan is dedicated to*

*Mayvis Fitzsimons,*

*whose untimely death in February of 1980 was a  
great loss not only to her family and friends, but  
to the cause of historic preservation in Montgomery County.*

MASTER PLAN AND ORDINANCE FOR HISTORIC PRESERVATION

TABLE OF CONTENTS

	<u>Page</u>
FOREWORD . . . . .	1
INTRODUCTION . . . . .	3
PLAN SUMMARY . . . . .	4
CHAPTER 1: HISTORY AND ARCHITECTURE: A SUMMARY . . . . .	6
CHAPTER 2: EXISTING CONDITIONS. . . . .	9
CHAPTER 3: A PROPOSED HISTORIC PRESERVATION PROGRAM . . . . .	16
Purpose . . . . .	16
The County Historic Preservation Commission . . . . .	20
Local Government Controls and Actions . . . . .	25
Incentives for Preservation . . . . .	26
The Role of the Private Sector in Historic Preservation . . . . .	27
Public Education Program . . . . .	27
CHAPTER 4: DESIGNATION OF HISTORIC RESOURCES APPROVED FOR INCLUSION IN THE MASTER PLAN FOR HISTORIC PRESERVATION . . . . .	29
CHAPTER 5: SUMMARY OF DESIGN GUIDELINES HANDBOOK . . . . .	38
APPENDIX A: PRESERVATION RESOURCES . . . . .	40
APPENDIX B: HISTORY AND ARCHITECTURE . . . . .	46
History . . . . .	46
Architectural Characteristics . . . . .	57
Early Settlement Architecture . . . . .	58
Early Formal Architecture (1750-1850). . . . .	59
Georgian (1750-1800) . . . . .	60
Federal (1800-1850) . . . . .	61
Stylistic Revivals (1840-1890). . . . .	62
Greek Revival . . . . .	63
Gothic Revival . . . . .	64
Romanesque . . . . .	65
Italianate . . . . .	66
Victorian . . . . .	67
Stick . . . . .	68
Queen Ann . . . . .	69
Second Empire . . . . .	70
Architecture Since 1900 . . . . .	71
Colonial Revival . . . . .	72
A Note on Sources . . . . .	73

TABLE OF CONTENTS (Cont'd.)

APPENDIX C: PROPOSED TEXT AMENDMENT . . . . . 74

APPENDIX D: COUNTY COUNCIL RESOLUTION OF APPROVAL . . . . . 75

APPENDIX E: MONTGOMERY COUNTY PLANNING BOARD AND  
M-NCPPC RESOLUTIONS OF ADOPTION . . . . . 77

LIST OF FIGURES AND TABLES

CHAPTER 2:

Figure 1: Growth Forecast Areas and Planning Areas . . . . . 11

Table I: Resources Listed on M-NCPPC Locational Atlas  
by Forecast and Planning Area . . . . . 11

APPENDIX B:

Figure 1: John Poole House, Poolesville . . . . . 58

Figure 2: Woodlawn House - Sandy Spring . . . . . 60

Figure 3: Montevideo - Seneca . . . . . 61

Figure 4: Sugarloaf Mountain Chapel . . . . . 63

Figure 5: Mendelssohn Terrace - Browningsville . . . . . 64

Figure 6: Montgomery County Courthouse - Rockville . . . . . 65

Figure 7: Rocklands - Seneca . . . . . 66

Figure 8: House in Forest Glen . . . . . 68

Figure 9: Sante House - Rockville . . . . . 69

Figure 10: Bordley's Choice - Brookeville . . . . . 70

Figure 11: Stone Ridge - Bethesda . . . . . 72

## FOREWORD

The Montgomery County Advisory Committee on Historic Sites was formed in September 1977 by the Montgomery County Planning Board. The Board has been deeply concerned with the rapid loss of historic resources through development and with the lack of a method of incorporating their protection into the planning process. The Advisory Committee was charged with the task of developing a Master Plan of Historic Sites and Districts for Montgomery County and an ordinance for the regulation and preservation of the historic resources placed on the Master Plan, pursuant to authority granted the County by Article 66-D of the Annotated Code of Maryland.

The Advisory Committee was chaired by Robert Fredlund, and consisted of the following:

William Canby	Edith Jarvis	David Rinn
Norman Cohen	Mary Ann Kephart	Maude Taylor
Mayvis Fitzsimons*	Jody Kline	Elizabeth H. Tolbert
Frederick Gutheim	Nancy Long	
Ann Harris	Mary Ann Medina	

Commissioner George Kephart represented the Planning Board in an ex officio capacity.

Sugarloaf Regional Trails, Inc. (SRT) was retained as a consultant to the committee to assist it in researching specific sites and preparing draft documents for committee action. Special mention is due Gail Rothrock, who served as Project Director. Other SRT staff and consultants, or members who made major contributions to development of the Plan are: Frederick Gutheim, who wrote Chapter I and prepared Appendix "B"; Stuart Miner, who wrote Chapter II and contributed to Appendix A; Ann Satterthwaite, who drafted Chapter III; Eileen McGuckian, who contributed to Chapter III and Appendix A, and helped supervise volunteer historical research efforts; Dennis Brown and Karl Komatsu, who prepared the Design Guidelines Handbook; and Jo Ann Fox and Tammy Hoewing who provided secretarial help.

Jody Kline, Advisory Committee member, provided the legal expertise necessary for development of the Historic Preservation Ordinance.

Planning Board staff included John Carter, Urban Design; Michael Dwyer, Park Historian; Patricia Plunkett, Community Relations Specialist; David L. Fugitt, Drafting; Marie Elaine Lanza, Graphic Artist; Marie Steingrebe and Florence Taylor, Word Processors; and John Conway, Assistant Planning Director; Vinod Ghoting, formerly of the staff of the Montgomery County Department of Economic and Community Development, also contributed to the work of the committee.

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\* Deceased.



The Planning Board believes that this Plan offers an opportunity to the people of Montgomery County to protect the important remaining vestiges of a rich local heritage. Through a sensitive program of protection of these resources, we can trace our progress and understand not only how we came to be the kind of people we are, but raise important questions about what we ought to do with our land and our future. We do not regard historic preservation as a precious concern for a few history buffs, but a matter of broad public interest for the entire community. We hope this Plan will quicken that interest and provide a framework for keeping the valuable reminders of the past in harmony with the need to provide for the future.

A handwritten signature in black ink, appearing to read "Royce Hanson". The signature is fluid and cursive, with a large initial "R".

Royce Hanson, Chairman  
Montgomery County Planning Board

## INTRODUCTION

Montgomery County still has a large number of historic resources. Almost 1,000 were identified in a survey conducted from 1973 to 1975 by The Maryland-National Capital Park and Planning Commission, and published in the Locational Atlas and Index of Historic Sites. The County's large amounts of open space--its fine park system and its agricultural lands--have helped in the preservation of some of these resources, particularly in the rural areas. Individual property owners, as well as group efforts to save threatened landmarks, have been responsible for the preservation of some of the County's most important historic resources. Citizens have nominated over 40 sites to the National Register of Historic Places, the official listing of sites of national, state and local importance. Citizen groups have raised money to buy and restore significant historic buildings, and have instigated public acquisition of important properties.

However, in spite of these efforts, historic resources suffer daily from fire, neglect and vandalism, and have long needed the support of protective regulations and a comprehensive system for preservation. A major step forward occurred in January 1978 when the County Council enacted an interim ordinance that required review of the 1,000 surveyed sites (listed in the above Atlas) before they could be demolished. This ordinance expired in January 1980, and this Plan and a permanent ordinance were adopted in July 1979. The interim ordinance was a stop-gap effort to delay demolitions until a stronger and more comprehensive program to protect historic resources could be developed. Thus, the Montgomery County Planning Board appointed an Advisory Committee on Historic Sites to develop a comprehensive preservation plan and ordinance, pursuant to Sections 7-108e and Section 8-101c of the Regional District Act.

The purpose of this Plan is to provide a rational system for evaluating, protecting, and enhancing Montgomery County's heritage for the benefit of present and future residents. By integrating the protection of important historic resources into the planning process, and by developing a range of incentives and educational programs, the Plan provides a means to augment the County's attractiveness as a place to live and work, and as a place with a visible heritage.

Preservation provides economic benefits such as stabilizing and increasing property values along with cultural and aesthetic values. Preservation of older structures adds to the County's environmental continuity, and these structures convey a standard of liveability by which new construction can be measured. Historic preservation provides a sense of continuity in time, of stability and durability, while familiar landmarks instill a loyalty to place and thus a commitment to the community and the County.

## PLAN SUMMARY

Preservation of historic resources is important to the County's future. We need to understand our past and its values to maintain perspective on our own times, and those to come. This Functional Master Plan for Historic Preservation establishes policies for protecting and conserving Montgomery County's most important historic resources.

Chapter I describes the heritage of the County of nearly three centuries--from the first explorers and settlers to the commuters and subdivision builders of today. Vestiges of this historical panorama are to be found in a wealth of building types and styles, in grand and humbly scaled structures. Distributed on sites throughout the County, they illustrate the County's history and physically reinforce its interpretation. Much remains to be discovered about most of these buildings, and that work is now well advanced. What is already known is the value of this heritage and the importance of preserving it for the future.

In Chapter II, the status of the County's historical resources is illustrated by comparing the historical record to the resources we can identify today. Until an historic preservation program is adopted, Montgomery County will continue to lose these unique and limited resources, fewer than one thousand of which have survived to the present day. Recent growth trends and patterns suggest that even more of these resources could be lost, and at an even faster rate. Chapter II also reviews current plans, policies and actions at the County and municipal level, showing how these are being used and how they affect historic resources. It identifies circumstances where plans and policies can be changed to further historic preservation objectives.

The Plan then proposes a system to protect and enhance the County's heritage for the benefit of present and future County residents. Described in Chapter III, this system involves the enactment of an historic preservation ordinance, administered by a Historic Preservation Commission; the use of existing and proposed government planning, regulatory and administrative devices; and the development of a broad public education program. The proposed Historic Preservation Commission would be appointed by the County Executive and confirmed by the County Council. Its responsibilities include research and evaluation of historic sites to recommend those it considers worthy of preservation to the Montgomery County Planning Board for addition to this Plan. Once on the approved Functional Master Plan, any changes to the resource must be reviewed by the Historic Preservation Commission and a special work permit issued. The Commission may also act to prevent the demolition of historic buildings through neglect.

The Plan establishes criteria for the Commission to use in evaluating sites. The Commission would work with local advisory panels in researching and evaluating historic resources, and would oversee the protection of local historic districts and the operations of local historic district commissions. Another responsibility of the Historic Preservation Commission would be to initiate evaluation of historic resources not previously identified in the M-NCPPC Locational Atlas and Index of Historic Sites.

The Plan also recommends:

Private and public efforts to assure the continuation of traditional functions in those areas designated as historic districts, such as farm activities in a rural district.

- Incorporation into historic districts of "buffer" areas to protect the districts' visual integrity or setting.
- The creative use of zoning and subdivision controls to encourage preservation.
- Development of a range of financial incentives to help private property owners in their preservation efforts.
- Close cooperation between the Historic Preservation Commission and local private organizations in the County.
- Development of a broad range of public education programs.

A background paper, Montgomery's History and Architecture, has been prepared as an educational document for public use (attached as Appendix B.) A Design Guidelines Handbook has also been prepared for publication, explaining characteristics of Montgomery County's built environment and dealing with historic landscapes and rural historic districts, as well as suburban historic areas. It is intended to be used as a guide for sympathetic new design, preservation, and restoration, by property owners, developers, builders, planners, architects, environmentalists, preservationists, bankers, and public officials. This Handbook is available through the M-NCPPC offices in Silver Spring.

## CHAPTER 1: HISTORY AND ARCHITECTURE: A SUMMARY

The land that became Montgomery County included the considerable advantage of its forests, a resource exhausted and then replenished during its long history. It also enjoyed the more permanent advantage of its location at the Fall Line, the head of navigation and point where the broad tidal estuary of the Potomac could most easily be crossed. The first settlers found a region largely empty of Indian habitation, but crisscrossed with hunting trails and longer routes connecting Tidewater with the interior valleys, and northern New York with the Carolinas. The native forest yielded its selected timber for shipbuilding, construction of all types, and met the manifold needs of the frontier farms for fence posts, rails and firewood. It produced the log buildings in which early settlers lived, and the many outbuildings of their farmsteads, and later the hewn timbers for more sophisticated structures. But with axe and fire the native forest yielded to the laboriously cleared fields of the eighteenth century.

Montgomery's port city of Georgetown was lost when Maryland ceded its jurisdiction to the Federal government to create the national capital city, but the County profited in the long run by its proximity to the rising metropolitan center of Washington, and continued to enjoy its advantage of a location on the Potomac corridor to the West as expressed in road, canal, and railroad.

The colonial settlers of early Montgomery came from Tidewater, and brought with them their cash crop, tobacco, and the plantation system with its characteristic institution of slavery, and its way of life. But on the rocky, thinner soils of the Potomac piedmont this form of agriculture met with many obstacles. Little has survived. More successful were the settlers from the north, the Quakers who settled around Sandy Spring, and the Germans who migrated from Frederick into the western reaches of the County. With these came the new cash crop of wheat, and the more independent self-sustaining family farm with its dairy cows, orchards and gardens. In this new landscape, the bank barn was a notable feature, and while the log buildings continued to reflect the principal local resource, fieldstone and brick houses became more frequent as prosperity increased. The foothill streams turned water wheels for sawmills, gristmills and many other small enterprises.

Transportation of the staple crops of tobacco and wheat to the ocean ports, and later to the urban centers of Baltimore and Washington, translated the military road to Pittsburgh into the Great Road running northwest through Montgomery County, and encouraged George Washington's dream of a Potomac canal toward its later realization in the form of the Chesapeake and Ohio Canal. Turnpike and canal greatly stimulated the building of minor roads. But Montgomery was not to know the railroad, the decisive transportation mode of industrial America, until the building of the Metropolitan Branch of the Baltimore and Ohio in 1873. With this event, the yoke of poverty and isolation was lifted. The railroad brought guano, the fertilizer that redeemed the rolling farmlands, and conveyed its products to the new urban markets. The railroad opened the high and agreeable lands to summer vacationers and later rail commuters. More fundamentally, the railroad centralized the nation's economy, bringing from great distances the coal, the manufactured products, and the new urban sophistication which equally left their marks on the local scene.

The armies of the Civil War had marched and countermarched across a countryside that, by contrast to Frederick and Washington Counties, yielded little to their appetites. By the 1880's that had changed. Towns had grown up close to the District Line, along the main roads leading from the city, and on the new line of rail. Distinctive settlements of black families dotted the landscape in areas such as Martinsburg, Big Woods, Scotland, Lyttonsville, Brooke Road, Jerusalem, and White Grounds. Logtown became Gaithersburg; the sleepy village of the Blairs became busy Silver Spring; the Chautauqua established itself in Glen Echo; the Methodist camp meeting had taken root at Washington Grove; and summer hotels and boarding houses were to be found at Takoma Park, Forest Glen, Rockville, Boyds and Bucklodge. Farm houses and suburban villas alike reflected the popular taste for the many-gabled houses in the Queen Anne style, popularized in Godey's Ladies Book. Churches, schoolhouses, railroad depots and commercial buildings arose to proclaim the new jigsaw and fretwork building styles born of the power saw and created by carpenters from pattern books.

Thus, one hundred years ago the lineaments of a suburban county could be seen, and the appearance of the large-scale builder was as inevitable as the development of new forms of transportation, i.e.,--trolley car, bicycle and automobile. Takoma Park and Rockville exhibited the promotional talents, as well as the technical capacities of the homebuilder, but it was at Chevy Chase that these came to full flower and thus influenced the subsequent development of the modern county. By 1900, the Chevy Chase Land Company had acquired nearly 2,000 acres of land for systematic development, overcome the barrier of Rock Creek and constructed a trolley line out Connecticut Avenue to Chevy Chase Lake. The fashionable darker tones of the shingle style characterized the homes that lined leafy streets and reinforced the concealment and surprise that was the charm of the new suburban environment.

The growth of Washington, decisively spurred by the first World War, spilled over into Montgomery County, following initially the lines of the trolley cars, but after 1925 more diffused by the popular use of automobiles. Required to support suburban growth was the new governmental apparatus of water supply, sewer lines and sanitation, provided first on a special district basis in 1916, and later through the bi-county Washington Suburban Sanitary Commission. The mechanism of land use planning, zoning and parks arrived in 1927. Thus reinforced, by the time the second stage of suburban growth arrived to accommodate the swelling bureaucracies of the New Deal, Montgomery County was better prepared to cope with such new forms of residential development as vast tracts of Cape Cod or split-level ranch houses, garden apartments, or multi-story high rise development in the older suburban centers of Silver Spring and Bethesda. More significant still was the arrival of distinctly urban types of employment centers, whether originating with Federal action, like the National Institutes of Health, or with the opportunities and demands of private industry, like the establishments along the Capital Beltway or Interstate 270. By 1960, it was clear that single-story research and development complexes, in spacious landscaped settings surrounded by large areas for automobile parking, had become as characteristic of the County as the equally spreading high schools, shopping centers or other supporting features of residential community life.

In this fashion the County, which fifty years ago was sharply divided between its relatively urbanized fringe close to the District Line and its untouched rural areas, had the potential to become an almost uninterrupted stretch of suburbia. In the spaces between development, the once cutover forest was reestablishing itself in stream valley

parks and on abandoned farms. Along the interstate highways, paralleling the old Indian paths, the earlier pattern of corridors reasserted itself.

The search for Montgomery County's architectural and environmental identity must reflect the different historical periods and the long span of time over which it has evolved, the large area with its diverse regional characteristics, and the significant change from a provincial to a more sophisticated suburban community. Only in relatively recent years has the County moved into the mainstream of American urban development.

During its period of isolation, Montgomery responded slowly to national architectural developments. Its poverty accounted for the small size of its buildings. Its conservatism was marked, possibly because of the predominantly southern character of the County. Its architectural identity is regional in its reflection of influences from north and south, east and west; and one must search more widely for clues to its origin. Developments in Silver Spring and Wheaton are related to what was happening down the pike in the District of Columbia. Sandy Spring and Brookeville responded more to Baltimore and Ellicott City influences. Poolesville was intimately connected across the Potomac, via White's Ferry, with Leesburg and Loudoun County. And Gaithersburg, Clarksburg and Hyattstown looked up the Great Road to Frederick and the west for inspiration. The resulting historical amalgam is today the basis for the future of this rapidly growing County, and its emerging character and identity will reflect the understanding and preservation of the significant features from its past.

A background paper for this Plan, Montgomery's History and Architecture, provides further discussion of the County's history and illustrations of its architecture, and is included as Appendix "B."

## CHAPTER 2: EXISTING CONDITIONS

Fewer than one thousand of Montgomery County's historical resources have survived to the present day. Unless effective actions are taken, many more will be lost to development or neglect.

The management of growth and the regulation of development are major tools of preservation. It is, therefore, useful to review current plans, policies and programs at the County and municipal level, to inquire how these are being used, and to identify circumstances where plans and policies can be changed to further historic preservation.

### RECENT TRENDS IN COUNTY GROWTH AND DEVELOPMENT

More clearly than any other jurisdiction in the metropolitan area, the growth of Montgomery County has followed a predictable pattern--expanding first in areas adjacent to the District of Columbia and then pushing outward along radial corridors centered on transportation routes such as I-270. The County grew very little during the 1800's, and by 1870 had a total population of 20,600, only 10 percent above the level of 1790. The first really substantial growth began just prior to World War II with a 70 percent rise in population between 1930 and 1940 to 83,900. A period of exponential growth followed the war, with the population doubling every decade until 1960. By this time, the inner sectors of the County were filling up and growth was already reaching out along major transportation corridors. In 1970, the County's total population had reached 520,000 and was pushing out beyond Gaithersburg and beginning to spill over into satellite towns such as Olney and Damascus.

In 1964, The Maryland-National Capital Park and Planning Commission adopted the "Wedges and Corridors" General Plan, which officially recognized and attempted to reinforce this pattern of growth. It aimed at guaranteeing a progressive development of "corridors" separated by "green wedges" of less intensive use. Satellite towns were permitted within the wedges at Damascus and Olney. Later, unanticipated growth sprang up in Poolesville. But in general, the wedges and corridors concept has been a success, as confirmed by recent population statistics. Since 1970, 35 percent of all dwelling units completed and 50 percent of the County's total population growth has occurred in the I-270 Corridor. The next greatest growth occurred in Potomac, which received 20 percent of the population increase, followed by the satellite town of Olney with 16 percent. Present forecasts anticipate that this pattern will continue through the period up to 1986 with the I-270 Corridor receiving nearly 48 percent of future growth and Olney absorbing 11 percent. (See Figure 1.)

### ANALYSIS OF REMAINING HISTORIC RESOURCES

The approximately 1,000 historical resources that have been identified in the County today are all that remain of the many hundreds of buildings erected during the early years of settlement and development. Over time, the forces of abandonment, decay, growth, and change have all had their impact, although recently the forces of historic preservation have begun to reduce the rate of loss. Many resources have been recognized and preserved by private owners and public efforts; many have been renovated; but still others continue to be lost or disfigured. The deliberate pattern of growth in the County has also



had its effect. The concentrated suburbanization of corridor areas, relatively unrestrained by weak preservation tools, has resulted in an accelerating loss of historic resources over the past two decades.

The Hopkins Atlas of 1878 showed approximately 3,000 major structures in the County outside of town centers. This compares to less than 1,000 in the 1976 M-NCPPC Locational Atlas and Index of Historic Sites, which attempted to include all existing structures one hundred or more years old. Since the Locational Atlas also includes some 20th century buildings of outstanding architectural merit, it is probable that fewer than one-third of the County's century-old structures remain.

A closer examination demonstrates even more clearly how many historic resources have been lost as the suburbs have grown. The Hopkins Atlas included 287 structures in the southern half of Election District 5--Berry District (the southeast section of the County including Wheaton, Colesville, Norbeck, Spencerville). Today only 47 remain. Even the largely rural Medley District (the western corner of the County including Barnesville, Poolesville and Dawsonville) which had 491 structures in 1878 has only 162 today. Other comparisons of suburban and rural districts show a similar loss. (See Table 1.)

The more developed areas of the County have lost at least 20 percent more of their historic resources than the rural sectors. As a result of the impact of suburbanization, the rural Upper County now contains nearly 70 percent of the total historic resources of the County. And despite the great land area involved, the density of resources is still greater than in the urban ring or the I-270 Corridor. Figure 1 shows the County's Growth Forecast Areas and Planning Areas, and Table I groups the County's remaining historic resources as identified on the M-NCPPC survey by Forecast and Planning Area and estimated period of construction.

#### IMPACT OF GROWTH ON HISTORIC RESOURCES

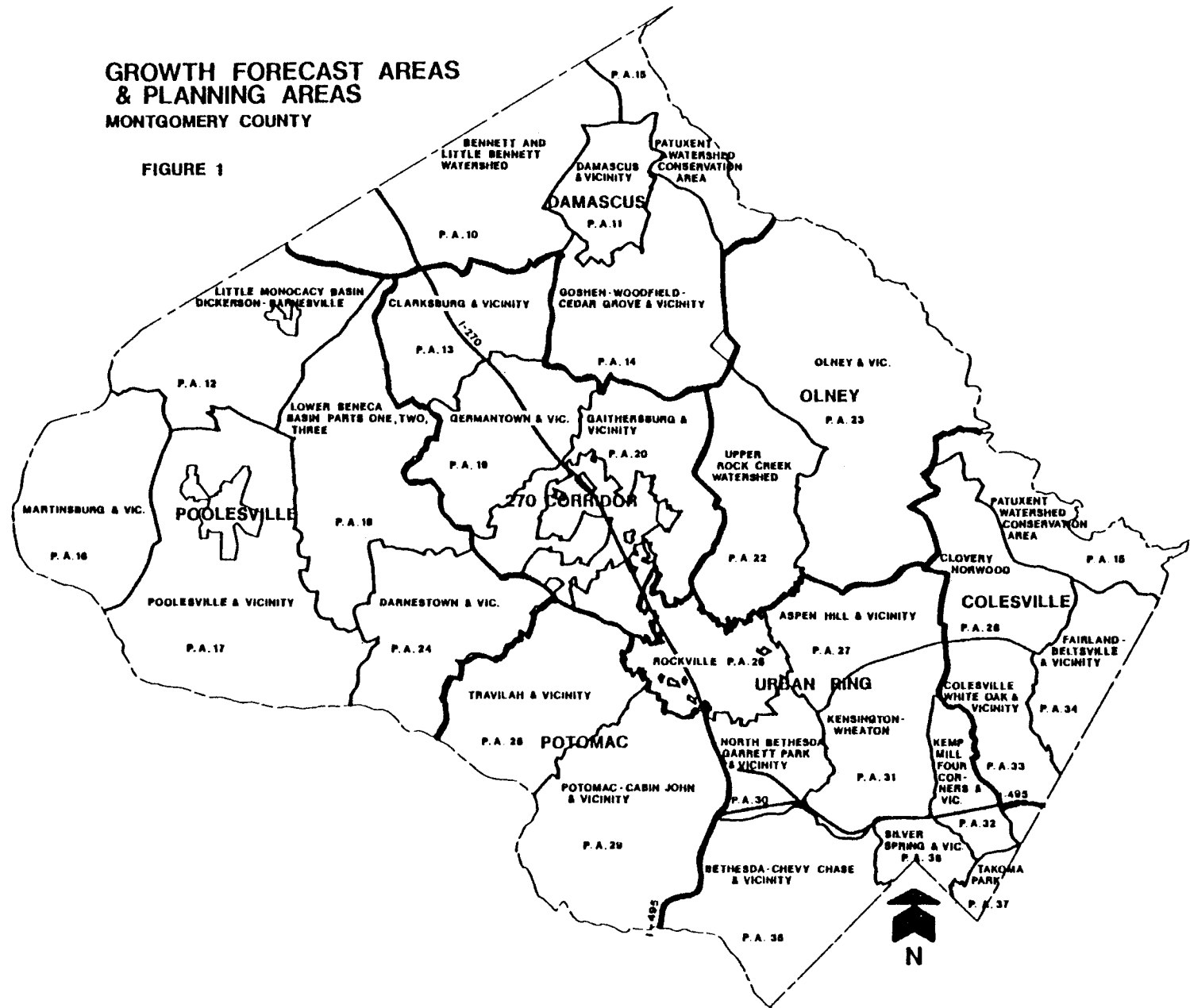
Most growth is targeted for areas where a significant number of historic resources remain. The greatest conflict is found in the Olney Forecast Area, where 11 percent of future growth is planned through 1986. This area contains the second greatest density of historic resources in the County, 117. The I-270 area could also be one of great conflict between growth pressures and preservation. It has more historic resources than any other growth area, yet it is slated to receive nearly half of the County's total growth over the next ten years.

The pressure of development has not, however, been the sole foe of historic structures. Many resources have been lost to neglect, fire, vandalism and abandonment. As will be more fully discussed later, many County ordinances encourage abandonment of older structures and require the razing of countless others. There has been no incentive for landowners to maintain structures on their property since they are allowed to take advantage of depreciation tax allowances regardless of the condition of the improvements. Further, there is a disincentive for rehabilitation, since maintenance and repair expenditures are usually followed by increased tax assessments.

The fate of historic resources is determined by the interplay of all these various forces: growth, deterioration from age, and the vast array of public policies and private actions that control or reflect these forces.

**GROWTH FORECAST AREAS  
& PLANNING AREAS  
MONTGOMERY COUNTY**

**FIGURE 1**



11

TABLE I

Resources Listed on the M-NCPPC Locational Atlas  
By Forecast & Planning Area and Estimated Period of Construction  
Total No. = 878\*

Forecast Areas and Planning Areas	1701- 1750	1751- 1800	1801- 1825	1826- 1850	1851- 1875	1876- 1900	1901- 1925	No Date Avail.	Total by PA
<b>SILVER SPRING</b>									
PA 36 Silver Spring	0	0	0	0	1	5	2	1	9
37 Takoma Park	0	0	0	0	0	0	1	0	1
<b>BETHESDA</b>									
PA 35 Bethesda	0	2	1	4	8	10	10	0	35
<b>NORTH BETHESDA</b>									
PA 26 Rockville	0	1	0	4	1	13	1	0	20
30 N. Bethesda	0	1	2	1	0	2	9	2	17
<b>KENSINGTON-WHEATON</b>									
PA 27 Aspen Hill	1	1	0	0	7	4	1	1	15
31 Wheaton	0	2	0	0	0	7	1	1	11
32 Kemp Mill	0	0	0	1	1	1	0	1	4
<b>I-270 CORRIDOR</b>									
PA 13 Clarksburg	0	2	0	4	4	22	1	0	33
19 Germantown	0	0	2	3	31	9	2	2	27
20&21 Gaithersburg (20)	0	2	2	0	8	12	5	0	29
(21)	0	0	0	2	1	2	0	0	5
<b>COLESVILLE</b>									
PA 28 Cloverly	2	3	0	6	8	6	1	1	27
33 White Oak	2	1	1	1	3	1	1	0	10
34 Fairland	0	0	0	1	0	7	2	0	10
<b>POTOMAC</b>									
PA 24 Darnestown	0	1	4	1	9	11	4	1	31
25 Travilah	0	1	1	1	5	9	3	0	20
29 Potomac	1	2	2	4	7	16	7	3	42
<b>OLNEY</b>									
PA 23 Olney	2	15	21	13	29	19	7	11	117
<b>DAMASCUS</b>									
PA 10 Bennett	0	1	1	1	28	38	3	1	73
11 Damascus	0	0	0	0	7	17	1	0	25
14 Goshen	0	4	1	3	17	29	5	0	59
15 Patuxent	1	1	2	7	23	25	2	6	67
22 Rock Creek	1	3	2	1	6	11	3	0	27
<b>POOLESVILLE</b>									
PA 12 Dickerson	0	2	3	7	18	9	0	0	39
16 Martinsburg	0	3	4	4	4	8	2	0	25
17 Poolesville	0	4	11	9	15	13	4	4	60
18 Lower Seneca	0	4	4	2	10	15	3	0	38
Total by period	10	56	64	80	229	321	81	35	876
<b>TOTAL COUNTY</b>									876

Source: SRT analysis of Maryland Historical Trust computerized listing of M-NCPPC Inventory.

\* Total includes: 1634-1700 - 1 historic resource; 1926-Present - 1 historic resource.

## PUBLIC PLANS, POLICIES AND REGULATIONS--COUNTY AND MUNICIPAL

### County-wide Plans

There has been a growing awareness by the County government of the need for preservation, corresponding and responding to an increasing concern on the part of many citizens. Until the 1970's, County plans showed little concern for historic preservation, but more recent plans reflect greater sensitivity to its merits. Still, the need for more effective regulation exists.

The 1969 update of the General Plan was a substantial advance over the 1964 version. The update states that a goal of the Plan's conservation element is to, "Conserve valuable natural and historic areas for the benefit of present and future generations." The preservation of significant scenic and historic landmarks is clearly stated as an objective under this goal, and guidelines are proposed to identify and preserve significant sites, and to encourage and expand both private and public protection of historic resources. Unfortunately, the goals of the 1969 Plan update were adopted only as guides to be followed. However, in 1973 the M-NCPPC undertook a comprehensive inventory of historic resources, and this inventory provides the basis for this preservation plan.

Highway plans traditionally did not identify the historic resources which they might affect. Thus, it was not until the mid-70's that highway plans and local master plans began to consider the impact of highways on the existence and integrity of historic sites. Increased sensitivity to historic areas has been enhanced by federal, state and local environmental impact regulations. Now highway location studies must identify historic areas they will affect and consider alternatives with less impact.

A recent encouraging County-wide planning document is the Park, Recreation, and Open Space Master Plan (adopted June 1978). It discusses the various approaches necessary to deal with both publicly and privately owned historic resources and makes a number of recommendations for future action. It proposes limiting further public acquisition and suggests the use of easements and other less costly preservation techniques. In addition, the plan proposes mechanisms to encourage private preservation efforts, including tax incentives, creation of historic districts, and development of an historic preservation plan and ordinance.

As early (in the preservation-awareness movement) as 1968, the M-NCPPC supported the publication of a bi-county map of historic sites, and recognized historic preservation needs in a 1968 publication, Bi-county Planning, Past, Present, Future. The Parks Department has long shown concern for preservation and conservation. Some 70 historic and archeological sites are publicly owned as part of the parks system.

### Area Master Plans

A review of adopted area master plans also reveals a growing awareness of the need for preservation. Recently completed plans often touch on the history of the planning area or include an inventory of historic resources. Most often, though, this background is not incorporated into the overall objectives of the plan, partly because of the absence of appropriate legal tools. A typical example is a plan which lists and maps the historic sites, states that the preservation of these sites is an objective of the plan, but does not develop this objective in the plan's recommendations.

However, two recent plans do make some preliminary preservation recommendations, and thus reflect the County's growing concern--the Sector Plan for the Takoma Park Transit Impact Area (November 1974), and the Town of Kensington and Vicinity Sector Plan (May 1978). The Takoma Park Plan stresses neighborhood conservation and recommends the creation of an historic district. Such a district has now been placed on the National Register. The Kensington Plan recognizes the value of some of the area's historic resources, and recommends the creation of a task force to develop an historic program for the area.

The Functional Master Plan for Conservation and Management in the Seneca Creek and Muddy Branch Basins (October 1977) strongly supports the identification of historic resources and recommends their preservation. Also, the development of preservation goals and priorities is an important part of work on the revision of the Olney Master Plan, and the Sandy Spring-Ashton Special Study.

### County Laws and Policies

In addition to planning documents, numerous laws and policies have less direct, but still significant, impact on historic resources. Among these, there are some beneficial provisions. For example, the County Zoning Ordinance includes an historic site density transfer so that dwelling units can be transferred from one zone to an adjacent zone for the purpose of lessening the impact on an historic resource. There is also a requirement in ten specific zones that development and site plans be submitted and that they note the approximate age of historic structures. The subdivision ordinance recognizes, as an objective, the preservation of outstanding natural or cultural features and historic resources, and requires that preliminary subdivision plans must show scenic and historic resources (Section 50-21c).

The County Building Code, basically the Building Officials and Code Administrators Code, (B.O.C.A.) also includes limited recognition of historic structures through an article which provides for the waiving of certain code requirements for identified and classified historic structures.

In 1978, the County Council enacted an interim ordinance on alteration or demolition of historic resources. A critical first step toward a County-wide preservation plan, this ordinance was designed to extend some protection to historic resources until a permanent preservation ordinance could be passed, subsequent to the approval of this Master Plan for Historic Preservation. The interim ordinance works in concert with the Locational Atlas and Index of Historic Sites. Each of the resources included in the Atlas is subject to the review procedures specified in the anti-demolition ordinance and may be altered or demolished without penalty only if the Planning Board determines that it will not be included in the preliminary draft of the Master Plan for Historic Preservation. In addition, the resources on the Atlas are included in the State Inventory of Historic Sites and, thus, are subject to some protection from detrimental state action through a review process.

A number of County activities and policies reflect past lack of concern for preservation and have had an adverse impact on historic resources. Certain County ordinances have, in the past, often worked to force abandonment and demolition of older structures. Provisions under Chapter 8 (Buildings) and Chapter 55 (Unsafe Buildings) require vacation of any building without a water supply or indoor plumbing facilities

connected to a proper disposal system. Chapter 26 (Housing Standards) has similar provisions requiring hot and cold pressurized water, a tub or shower, basin and flush toilet connected to an approved sewage disposal system. Any building lacking these is not considered safe and healthy and is then required to be made safe or else demolished.

In the interest of historic preservation, as well as housing, there is a need for flexibility in investigating alternative sanitation technologies. Until recently, relatively rigid enforcement of housing and building codes, combined with lack of success in devising alternative programs for dealing with the water and sewage problems in the rural areas of the County, has resulted in the loss of significant numbers of historic structures in the County's rural sector.

### The Role of Municipalities in Historic Preservation in Montgomery County

While most of the County is under the authority of the Regional District Act, seven municipalities--Barnesville, Brookeville, Gaithersburg, Laytonsville, Poolesville, Rockville, and Washington Grove--lie outside that authority, and have control over historic resources within their jurisdictions. Of the seven, only Rockville has a historic preservation ordinance. The other six can adopt the County ordinance or enact their own.

Municipalities under the Regional District Act can control some aspects of preservation through their housing or building codes, their eligibility for community development grants, and their authority to review and comment on nominations of sites to the federal or state register. Some municipalities have been aggressive in working with citizens to identify and protect historic resources. Historic districts have been nominated to the National Register in Garrett Park, Rockville, Takoma Park, Washington Grove, and Brookeville. Whether operating under Article 66-D, or their own powers, municipalities can play an important creative and supportive role in protecting historic resources.

## CHAPTER 3: A PROPOSED HISTORIC PRESERVATION PROGRAM

### PURPOSE

The purpose of this Plan 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. Future planning and development can use these resources to provide a continuity with the past, a sense of time and place, and community character and quality. Historic preservation is a qualitative aspect of the comprehensive planning process. The protection of the County's architectural and historical landmarks should be part of the mainstream of preservation planning, rather than an exercise in creating museum pieces.

Montgomery County's historic resources range from those in Rockville, Takoma Park, and Poolesville, to the first 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 weave 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.

### DEFINITIONS

As the field of historic preservation has changed and expanded, some confusion has arisen about the words and terms most frequently used. To assure a clear understanding of the basic vocabulary and standards used in this plan, the following definitions recommended by the National Register for Historic Places are accepted.

Historic resource: This is the most basic term used in historic preservation.

"The National Register defines an historic resource as a district, site, building, structure or object significant in American history, architecture, archeology, and culture. An historic resource may be a row of cast-iron front stores or Mount Vernon, a water tower or a city park, railroad station or an Indian mound. It may be of value to the Nation as a whole or important only to the community in which it is located."

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<sup>1</sup> Pages 6, 7 & 8, Guidelines for Local Surveys, National Register for Historic Places, 1977.

### Historic resource classifications:

"A site is the location of a significant event, a prehistoric or historic occupation or activity, or building or structure, whether standing, ruined, or vanished, where the location itself maintains an historical or archeological value regardless of the value of existing structures."

"A building is a structure created to shelter any form of human activity, such as a house, barn, church, hotel, or similar structure. Buildings may refer to a historically related complex such as a courthouse and jail or a house and barn."

"A structure is a work made up of interdependent and interrelated parts in a definite pattern or organization. Constructed by man, it is often an engineering project large in scale."

"An object is a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment."

"A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history."

### Multiple resource, which

". . .includes all or a portion of the historic resources identified in a specific rural area, county, town, or section of a town or city. It should, if possible, be based upon the results of a comprehensive interdisciplinary survey undertaken to identify all of the resources of historic, architectural, and archeological significance within a defined geographical area."

### Thematic group, which

". . .includes a finite group of resources related to one another in a clearly distinguishable way. The resources may be of one building type or use, designed by a single architect, of a given archeological period, or related to a single historical event."

## INVENTORY OF COUNTY HISTORIC RESOURCES

The County's existing historic resources are identified in the M-NCPPC Locational Atlas & Index of Historic Sites (1976). The survey for that inventory was conducted from 1973-75 and sponsored by the Maryland-National Capital Park and Planning Commission and the Maryland Historical Trust. Sites were selected following the National Register criteria as modified by the Maryland Historical Trust, as follows:

". . .districts, sites, buildings, structures, and objects which possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:



- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or<sup>2</sup> may be likely to yield, information important in prehistory or history."

The M-NCPPC inventory concentrated on historic resources that are more than 100 years old. This criterion was determined by the availability of old maps and the recognition of rare, representative, and endangered historical values and architectural qualities of these older resources. The survey also included significant modern architecture.

The inventory contains a wide range of resources--mills, quarries, schools, churches, farms, houses, ruins, bridges, and communities and districts. Most of the architecture is vernacular; very few examples of historically pure formal styles exist in Montgomery. While scattered throughout the County, a great many of the older historic resources are found in the rural areas not yet reached by suburban development. And finally, as with all inventories of historic resources, it must be updated. Historic resource inventory work is an ongoing process.

#### HISTORIC RESOURCES PROTECTED BY THIS MASTER PLAN

Pursuant to Section 7-10 of Article 66D, Annotated Code of Maryland, 1978, the historic resources listed in Chapter 4 are designated for protection by the adopted Ordinance for Historic Preservation, Number 9-4, included as an insert with this Plan.

This initial list has been approved by the Montgomery County Planning Board, based on research and recommendations by the Advisory Committee on Historic Sites. The list includes all individual properties listed on the National Register of Historic Places; and all properties which have passed the Governor's Consulting Committee, (the State reviewing body of experts), which is a prerequisite for listing on the National Register of Historic Places.

There was not time in the preparation of this Plan to review multiple ownership National Register Historic Districts or other local historic districts being proposed. Thus, such districts, as well as additional individual sites, should be added to the master plan by amendment as a part of the continuing work of the Historic Preservation Commission and the Planning Board. However, one-owner historic districts--such as the National Park Seminary, and the C & O Canal National Historical Park--are listed here to initiate the

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<sup>2</sup> Page 8, Guidelines for Local Surveys, National Register, 1977.

local historic district concept. In addition, the list includes some historic resources reviewed by the Planning Board under the delay of demolition ordinance, and others reviewed to provide a well-rounded representation of the County's cultural heritage on this initial listing. The following important County themes are included:

- An historic natural resource (Linden Oak)
- An Indian site (Walker Prehistoric Village)
- Colonial residences (Clifton, The Ridge)
- Late 18th and early 19th century agricultural complexes (Darnall Place, Greenwood)
- A Civil War site (Battery Bailey)
- 19th century churches (Sandy Spring Friends Meeting House, Bethesda Meeting House)
- Transportation elements (C & O Canal, Gaithersburg Railroad Station)
- Commercial sites (Brookeville Woolen Mill, Farm Women's Market)
- County crossroads (Goshen Mills Store and Post Office, Perry Store)
- Grand Victorian architecture (Totten house, Rocklands)
- Of national significance (Clara Barton House)
- Schools (National Park Seminary, Montrose Schoolhouse)
- Suburban growth (Chevy Chase Lake Passenger Station, Corby Estate, McDonald Chapel)
- Literature and the arts (Uncle Tom's Cabin, "In the Woods")
- Significant sites relating to black communities (Boyds Negro School)

Archeological sites will be identified in this Plan, but their locations will remain confidential to protect them from intrusion.

Once this Master Plan and the Ordinance have been adopted, the Historic Preservation Commission will assume responsibility for nominating other sites or districts to the Planning Board for inclusion, thereby extending to them the protection of the Ordinance. Pursuant to its own review of nomination the Planning Board may, after public hearing, recommend to the County Council that this Plan be amended to include the additional sites or districts.

Thus, the list included as Chapter 4, is conceived as one which will grow as the County's historic resources are researched, documented and evaluated, and the protection of the Ordinance will be extended to protect them.

## THE COUNTY HISTORIC PRESERVATION COMMISSION

In order to assure that the County's historic resources are researched, evaluated and protected, a permanent County-wide Historic Preservation Commission is established to act as guardian of the County's heritage. The nine members of the Commission are appointed by the County Executive, and confirmed by the County Council, as described in the Historic Preservation Ordinance, Number 9-4, included as an insert to this Plan.

Professional and clerical staff shall be assigned to the Commission and a record kept of all commission meetings and proceedings.

### Responsibilities

It will be the responsibility of the Historic Preservation Commission to see that the historic resources in the County are evaluated and means for safeguarding them are undertaken. In the evaluation process, there may be a need for advisory panels in sub-areas of the County, as the County is so large and its historic resources so diverse. The Commission could appoint to these advisory panels experts in history and architecture, and community representatives of citizen associations and different cultural, educational, social and economic interests. For a panel of five, two could be experts and three citizen members. Technical experts and consultants can be called upon for advice throughout the review process.

An immediate task of the Historic Preservation Commission and its advisory panels will be the evaluation of the remaining historic resources already identified in the inventory, and nominations to the National Register. Historic and architectural significance statements should be developed for all the sites on the Atlas that are not in ruins. The degree of threat to an historic resource may force immediate consideration of certain ones. These threats may be a series of cumulative incremental threats as well as a single dramatic threat.

### Criteria for Evaluation of Historic Resources

The following evaluation criteria were developed and used by the Advisory Committee. They 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.

#### 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.

In all cases, the historic resource should be 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 the advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the resource.

The record of the Commission shall document that each site has real merit which warrants its protection as a valuable community resource. In addition to the proven inherent historic, architectural and cultural value of the historic resources, priority should be 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 criteria do 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 proposed ordinance.

### Historic District Supervision

The Commission will recommend to the Planning Board the designation of historic districts. Local historic district advisory committees may be appropriate in some cases, i.e., local municipalities may wish to appoint such committees for historic districts lying within their jurisdiction. The committees' work could include development of local design review guidelines which would set a standard for physical changes which could be made in the district. They would also monitor design activities in their districts for the County Commission. Local guidelines would be based on the Design Guidelines Handbook, and would be subject to the approval of the Commission. The work of these local historic

district advisory committees would differ from the Commission's advisory panels, which would have research, evaluation, and "watch-dog" responsibilities for large sub-areas of the County.

#### Types of Districts:

There are two major types of historic resources which are well-suited to district designation: (1) residential and commercial areas illustrating the history of suburban development in the County; and (2) rural areas where the vernacular architecture and agricultural landscape reflect centuries of history. Farming districts, rural villages and especially small crossroads villages deserve special attention. Efforts should be made to assure the continuation of whatever primary functions exist within a district--e.g., farming in the case of rural areas. District designation may also be applied to the historic rural landscape. Most of the rural landscape is seen from the road, thus the protection of byways and scenic roads and their vistas should become an integral part of historic preservation in Montgomery County, as suggested in Scenic Byways, published by Sugarloaf Regional Trails in 1977.

In determining boundaries to historic districts, buffer areas should be included sufficient to protect the district's integrity. Regulations and restrictions necessary to protect the character and special qualities of the district should be developed.

The functions of the districts and how they can best be continued must be a priority concern. Although most districts focus on the architectural and historical features exemplified by the buildings themselves, some districts may have other concerns or foci, such as a market, a vista or prominent natural or man-made feature. Many districts throughout the country have been so popular and successful that their real estate values have risen to a point where long-time residents have been forced out from homes, farms and shops. This displacement must be avoided by efforts to assure the continuation of a healthy mix of people and economic levels.

Historic districts must not become areas where protective concerns override all other activities. Instead, they are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. For example, local historic districts in residential areas like Rockville have their architectural and historical qualities protected while all the regular activities go on. Likewise, in rural districts not only can vernacular architecture and important rural settings be protected, but working farms can be sustained to provide close-to-market produce, and rural villages retained to provide local, small-scale goods and services.

#### Procedure for Adding Resources to the Master Plan

The Commission should review additional sites on a periodic basis, at scheduled meetings, so that interested parties and property owners can be notified and attend. Sites should be evaluated against the criteria listed above. After receiving the recommendation of the Commission, the Montgomery County Planning Board would hold a Public Hearing to make its determination, using the same criteria, considering the purposes of the ordinance, and balancing the importance of the historic property with other public interests. If the Planning Board decides to place the historic resource on the Master Plan, it will then recommend a Master Plan Amendment to the County. The County Council may hold a hearing before it acts if appropriate. Upon approval by the Council and

adoption by the Planning Board of the proposed amendment, the historic resource would then become designated on the Master Plan, and, thus, subject to the protection of the ordinance.

#### Regulation by the Historic Preservation Ordinance:

##### Historic Area Work Permits

To assure that alterations to designated historic resources are compatible with their historic and cultural features and are consistent with their protection, this Plan recommends that an historic area work permit system be administered by the Historic Preservation Commission.

An applicant for an historic area work permit must demonstrate that the permit should be issued. In granting the permit, the Commission may include provisions to ensure that the work done is consistent with the historic or cultural value of the historic resource. New construction, alteration or repairs would not be limited to any one period or architectural style. Historic area work permits should be required for public as well as private development, using design review guidelines prepared by the Planning Board. If there is a conflict between the Building Code and the work permit, the latter would prevail, so long as basic health and safety requirements of the building codes are met.

##### Moratorium on Alteration or Demolition

This Plan proposes that before an historic resource listed in the Locational Atlas is demolished or substantially altered, it be reviewed by the Planning Board after receiving the recommendation of the Commission. Both bodies would use the criteria recommended in this Plan in reaching their decision. If the Planning Board finds that the resource should be placed on the Master Plan, then it will initiate a Master Plan Amendment. The demolition permit would then be withheld for 6 months, or until the Council acts on the Amendment. If the Council does not adopt the Amendment, the demolition permit would be issued. If it adopts it, a work permit would be required.

##### Demolition by Neglect Review

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 proposed by this Plan provides that the Director of Environmental Protection may be directed to issue a written notice to the property owner about the conditions of deterioration. The owner may request a public appearance before the Commission on the necessity of repair of the structure. If, after the hearing, the Commission finds that the improvements are necessary, a Final Notice is issued, and if corrective action is not undertaken within a prescribed time, the Director of the Department of Environmental Protection may have the necessary remedial work completed and hold the expenses incurred as a lien on the property.

##### Appeal to Decisions of the Commission

Because the Commission is given substantial powers over historic resources, this Plan recommends that its decisions may be appealed to the Circuit Court.

## Historic Preservation Ordinance Coverage of Municipalities

Only certain municipalities in the County come under the jurisdiction of the Regional District Act, the legislation adopted by the General Assembly which authorizes the Historic Preservation Ordinance (Article 66D, Annotated Code of Maryland.) When the Historic Preservation Ordinance is adopted, it will be codified in the County Code and will apply to those municipal corporations where zoning power is exercised by the Montgomery County Council: Takoma Park; Chevy Chase Section 4; Chevy Chase Village; Garrett Park; Glen Echo; Kensington; and Somerset.

While the ordinance will not cover all preservation problems within these areas, it will offer a certain measure of protection to designated sites and districts; it will review demolition requests and any proposed alteration to designated structures. Under it, these jurisdictions will still possess certain powers that could be used to encourage preservation measures; and some which operate to discourage preservation. The latter might include health, building and plumbing codes, which directly conflict with some of the objectives being sought under the architectural control provisions of the ordinance, such as exterior venting for plumbing, requirements for exits, windows, and special requirements for commercial structures. Legal research on these issues is needed to identify each specific conflict in the municipal codes; it is hoped that these municipalities will amend their codes to reflect the Historic Preservation Ordinance provisions.

The seven municipalities (Barnesville, Brookeville, Laytonsville, Gaithersburg, Poolesville, Rockville, and Washington Grove, not under the Regional District Act) vary widely in extent of preservation activity. Rockville has designated five historic districts, has an operating Historic District Commission, has adopted Architectural Design Guidelines, and a draft Preservation Plan.

Poolesville's adopted master plan does not incorporate recommendations for preservation of historic resources, and the town's recent growth has not been sensitive to Poolesville's long history. However, a new master plan is currently under preparation which will address these issues.

Gaithersburg's adopted master plan does not deal with historic resources nor do its zoning and subdivision ordinances. However, Gaithersburg has recently appointed a Historic Downtown Revitalization Committee, which, among other things, will look at historic buildings in its downtown area.

In addition, Barnesville, Laytonsville, Washington Grove and Brookeville have experienced limited growth and have not yet addressed preservation issues in their zoning, subdivision, or other ordinances.<sup>3</sup> The independent municipalities could adopt all or part of the proposed County ordinance and plan, and request the County to enforce the law in their jurisdictions.

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<sup>3</sup> No material was reviewed for Brookeville. Brookeville does have a pending National Register historic district nomination, as does Washington Grove.

## LOCAL GOVERNMENT CONTROLS AND ACTIONS

### Planning, Subdivision, and Site Planning Controls

Historic resources placed on the Master Plan for Historic Preservation must be legally recognized in public planning. All area master plans should identify the location of sites. As a regular part of the master planning process, the Historic Preservation Commission should be asked to identify sites that should be added to the Master Plan for Historic Preservation. They should also be included in the subdivision review process when appropriate. The addition of sites to area master plans will serve as amendments to the Master Plan for Historic Preservation.

Much preservation can be accomplished using techniques of historic site density transfer, subdivision review, site plan review, development plan review, creative variances, etc. Section 59-A-6 of the County Zoning Ordinance allows density transfer for historic sites in residential zones. (Site plan review is required for historic site density transfer and Section 59-D-3 explains the site plan review process.) The subdivision review process presently encourages but does not require a site plan for a subdivision that has an historic resource. Present zoning regulations include criteria defining historic significance but the criteria are inconsistent with those in the Master Plan for Historic Preservation. Appendix B is a proposed zoning text amendment that would make the criteria in 59-A-6 consistent with those of the Master Plan for Historic Preservation. Staff and Planning Board sensitivity to historic preservation techniques will further enhance the climate for preservation.

### Transfer of Development Rights (T.D.R.)

Section 59.31.1 of the Montgomery County Zoning Ordinance presently allows only the transfer of dwelling units. This Plan recommends that the T.D.R. concept be expanded to include commercial or industrial density transferability.

### Building Code

Montgomery County, following the B.O.C.A. Code (1975) has the authority to use flexibility in dealing with historic structures, providing the public's health, safety, and welfare are protected. This provision should be aggressively and sensitively administered.

### Public Improvements

Street lights, public roads, the proper tone of concrete, the design or placement of a sign or individual gas meter, the design of a park entrance, the decision to help finance underground utility wiring, choice of street trees, etc.--each of these improvements can have a profound effect on the "flavor" of an historic area. The design of public facilities, therefore, in the vicinity of historic resources should be sensitive to and maintain the character of the area. The Planning Board should consider the effect of the design of public works on historic resources in its administration of the Mandatory Referral process.

### Use of Publicly Owned Buildings

The County Government and the Maryland-National Capital Park and Planning Commission should continue to adapt the historic structures and sites within their



ownerships to new uses as examples of economically viable "recycling" of historical or architecturally significant properties, and to more effectively use public funds. Non-museum uses should be encouraged.

## INCENTIVES FOR PRESERVATION

### Revolving Funds, Grants and Easements

The Historic Preservation Commission should use a number of other means to encourage historic preservation efforts. One of its functions should be to administer any County revolving funds or grant programs to assist in historic preservation. The HPC could also assist owners of historic properties in applying for other preservation funds, such as the state's historic programs, Heritage Conservation and Recreation Service grants, and other federal, state, and private programs. (Appendix A discusses some of these programs.)

It is recommended that the County set up a revolving fund, seeded with Community Development Block Grant or other monies, to be administered by the Commission. This fund would allow historic preservation organizations to be active participants in the real estate market. The fund could be used to purchase properties to be rehabilitated, then sold or leased with easements or restrictive covenants attached; to move endangered buildings; to purchase options; and to insure mortgages and loans to property owners for restoration. It could be operated so that money loaned would be returned to the County. It could also allow grants to preservation organizations to be used to set up their own revolving funds.

### County Tax Credits for Easements

Montgomery County should exercise its authority under State law to grant a property tax credit of up to 100 percent to property owners who execute easements to maintain their land in "open space." This open space easement must be granted for a term of at least five years or perpetuity, with the tax credit adjusted accordingly.

The Commission should aggressively pursue the use of easements as an effective preservation tool. It should assist owners wishing to grant facade and scenic easements on their properties. Easements could be held by a number of organizations, and are deductible from federal income and state property taxes, as discussed in Appendix A.

### Tax Incentives - Federal, State, and Local

All forms of tax incentives should be explored and used to help make the rehabilitation of an old building at least as profitable as the construction of a new one. Appendix A describes Federal and State Tax Incentives.

Article 81 12G of the State Code enables local jurisdictions to grant property tax credit in locally designated districts, based on the amount expended by the private owner for restoration and preservation of historic structures (up to 10 percent of expenses) and

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<sup>4</sup> (Annotated Code of Maryland: Art. 81, Section 12 (E); Montgomery County Code Section 52-28).

the construction of architecturally compatible new structures (up to 5 percent of expenses). Montgomery County can act under 12Gb; therefore, this Plan recommends a local law providing property owners with this preservation tool.

A property owner cannot seek relief under both the income tax deduction and the property tax credit for the same work or easement. Each affected owner must compute and compare the relative tax benefits of each method and then make a choice.

### THE ROLE OF THE PRIVATE SECTOR IN HISTORIC PRESERVATION

Many county citizens have long been active in protecting the County's historic resources; the Montgomery County Historical Society and Chapters of the Daughters of the American Revolution have been organized for years. The County Committee of the Maryland Historical Trust draws County-wide representatives. Sugarloaf Regional Trails operates a County-wide historical research program. Other leading preservation organizations are: Peerless Rockville, Historic Medley District, Friends of Historic Hyattstown, Boyds-Clarksburg Historical Society, Kensington Historical Society, and the Takoma Park Historical Society. Each is concerned with historic resources in their respective areas. Among their many activities, these organizations have raised funds to restore buildings, testified on issues affecting historic sites, and in general have brought the concerns of preservation more to the attention of public officials and the general public.

County historical resources owe much to the private owners who have planned, funded, and preserved or restored their own properties.

The business community has also taken initiatives to preserve historic buildings with the realization that property values increase with the amenities offered by a sense of continuity with the past. An increasing number of businesses are also finding that there is a strong customer response to doing business in a preserved or restored historic building. Banks, professional offices, restaurants, and many other businesses are beginning to enjoy the comfort, the publicity and the profit of working in old buildings adapted to new uses. More incentives should be developed to encourage builders' and developers' cooperation in recycling older buildings.

It is anticipated that the HPC will work hand in hand with the County and its communities as well as with the diverse and sophisticated private organizations in Montgomery County. Mobilizing the talent and energies available is critical to the success of a County historic preservation program.

### PUBLIC EDUCATION PROGRAM

An informed and interested public is essential to the success of any historic preservation program, and the broader based that public is the better chance the program has to succeed.

The overriding educational task is to stimulate interest in the history and development of Montgomery County and in the preservation of its remaining historic resources. Some suggestions for such an education program include:

Produce displays, films and pamphlets on the County's history and architecture, which can be used in schools, libraries, recreation centers, commercial areas, shopping

centers, churches, hospitals and service organizations. This information could be prepared by the County government or by private groups, but its distribution and promotion should be the joint responsibility of the County and the Historic Preservation Commission. Montgomery's History and Architecture (Appendix B to this Plan), could be used as an initial educational paper in this effort.

- . Touring information should be readily available, as the County's history and architecture can be appreciated best by seeing the resources and their settings. The County's historic resources should be published in a guidebook and distributed widely through the County library system and the Chambers of Commerce. Such information could be converted into cassettes so those travelling, especially by car, can have running commentaries. The Sugarloaf trail guides are prototypes of how historical information can be used to help people enjoy what they see more fully.

- . The traditional road marker system for historic resources should be reactivated. All marked resources could be indicated on maps and discussed in tour guides and cassettes. The heading of the resource on the marker needs bold and distinctive type. A logo for historic resources in the County should be developed.

- . Official plaques, signs and certificates from the Historic Preservation Commission should be given or sold to the owners of those resources designated on the Master Plan.

- . All media should be utilized in historic preservation education programs. A series of articles and/or programs can be prepared for use in serial form in newspapers, radio and television.

- . An historic preservation education center should be set up that not only represents the County's history, architecture, art, crafts, industries and natural resources, but also serves as a center for visitors, providing leaflets and maps.

- . Museums of working industries should be developed. They are popular and present living history. Both farms and mills lend themselves to this type of museum. A historical farm, perhaps combined with a contemporary working farm as proposed for Rock Creek Regional Park, would offer interesting interpretations of the basic industry of the County. An operating mill, such as Adelphi Mill in Prince George's County and Pierce Mill in Washington provide a glimpse into the area's past as well as into fascinating and colorful milling operations.

- . Promote and supervise a volunteer historical research program.

- . A County-wide competition could be held for the district, community or neighborhood with the best interpretative and/or the most imaginative preservation program, or the best maintained environment. The County could give awards for the most livable community, the best local preservation program, or a community living history and architecture award.

Such an education program involves a wide range of ideas and institutions as well as people. The County has already launched itself into many aspects of this proposed education program. Continuing it with strong County commitments is essential to the success of the historic preservation program--and to the enhancement of the livability of the County.

CHAPTER 4: DESIGNATION OF HISTORIC RESOURCES APPROVED  
FOR INCLUSION IN THE MASTER PLAN FOR HISTORIC PRESERVATION

- 10/12 Mendelsohn Terrace, Browningsville  
- 1880--2½ story L-shape frame farmhouse.  
  
- Important example of Gothic Revival architecture and an 8-generation family farm.
- 10/59 Davis House, Hyattstown  
- c. 1810-1820--2½ story house with Flemish bond brickwork on front facade.  
  
- Built by a Hyattstown leader, fine example of Federal style architecture.
- 10/70 Sugarloaf Mountain Chapel, Comus  
- 1861--2 story, brick building with 2 gable-end entrance doors.  
  
- Site used by Methodists since late 18th Century, chapel is a fine example of vernacular Greek Revival architecture by local builder, William T. Hilton.
- 12/1 Mt. Ephraim, Dickerson  
- 1868--2½ story L-shaped brick house.  
  
- Example of building skills of local builder, William T. Hilton, and remaining structure of a Civil War era community.
- 12/22 \*\*Mount Carmel, Dickerson  
- 1759--large house of four stone sections and one frame section, and stone slave quarter.  
  
- Fine Federal style farmstead and miller's house; home of three prominent County families, the Veatches, Trundles, and Gotts.
- 12/32 \*\*Martinsburg Road, Dickerson (Montgomery County)  
- 1830's--20 foot wide, single lane, paved concrete section (one mile long), lined with old stone fences and tall trees.  
  
- Illustrates two transportation eras: (1) farmers' route to nearby mills and Potomac River; and (2) one-lane paved strip--the minimum requirement for the first automobiles.
- 12/35 \*\*Inverness, Dickerson  
- 1830's--fine Federal style house with unusually large number (9) of period agricultural dependencies.  
  
- Excellent example of 19th century farm life and architecture, associated with the Benjamin White family for 120 years.
- 13/10 \*Clarksburg School (Montgomery County Public Schools)  
- 1909--frame rectangular, 2-room schoolhouse with central entrance porch.

- One of last remaining examples of six similar frame schoolhouses representing a simple, but effective type of school organization (one room for lower grades and one for upper) in the transition to consolidated schools.
- 13/14      Moneysworth Farm, Clarksburg
- Pre-1783--T-shaped log (18th century) and frame (mid-19th century) house.
  - Log section an excellent example of 18th century Tidewater building tradition, merged with limited frontier resources.
- 14/37      \*Layton House, Laytonville
- Pre-1830--2½ story, Federal style brick structure with Flemish bond front facade.
  - Earliest consciously-styled house in the area, and built by family for whom Laytonville was named. Layton owners were saddlers, prominent merchant and landlords in this early up-County center of settlement.
- 14/58      Goshen Mills Store and Post Office, Goshen
- 1790's--2 story log and frame dwelling.
  - The focal point of an early community, serving as miller's house, post office, store, and boarding house.
- 15/41      \*Clifton, Ashton
- c. 1740--2 story, gambrel-roofed brick structure with a Flemish bond main facade and a lower wing (1846), much of it in original condition.
  - One of the grandest 18th century houses in County and associated with the Thomas family, founders of the Quaker community of Sandy Spring.
- 16/9        \*Annington, Dickerson
- 1813--large brick house of three 2-story sections overlooking C & O Canal and Potomac River.
  - Fine, formal style house associated with prominent County families, Trundles and Whites.
- 17/9        \*Old Chiswell Place, Poolesville
- 1776-1826--1½ story frame house with log kitchen and large brick addition connected by a hyphen room; several outbuildings.
  - A working farm for 170 years; this community of farm buildings is associated with the Magruders and Chiswells, leading County families.
- 17/12      Valhalla, Poolesville
- c. 1835--two section house; log 1½ stories and (later) large sandstone section.
  - Built by the daughter of Poolesville's founder and in the Poole family 80 years.

- 17/19 \*Chiswell's Inheritance, Poolesville
- 1796--large, 2 story brick plantation house with attached kitchen wing. The front facade is of Flemish bond; there are 9 fireplaces.
  - One of the earliest consciously-styled houses in western County, built by Joseph N. Chiswell, son of one of the earliest settlers; its land has been farmed continuously.
- 17/20 Wallace Poole House (Dowden's Luck), Poolesville
- 1840--2 story frame house with a lower 2 story addition; outbuildings include a stone quarters, brick smokehouse, low dairy.
  - House and complex of seven (remaining of an original 10); outbuildings are significant for their age, and architectural integrity, and associations with two Poolesville families, Chiswells and Pooles.
- 17/52 \*Seneca Quarry, Seneca (private and public ownership)
- 1785 (stone cutting mill, 1830's)--large red sandstone quarry now overgrown by vegetation; related buildings nearby are stone cutting mill (ruins) and overseer's house (deteriorated).
  - Source of stone for two Potomac River Canals: The Potomac Company's Canal and the Chesapeake and Ohio Company's Canal, and for important Washington buildings: the Smithsonian Building, Renwick Gallery.
- 18/10 Totten House (Winderbourne), Boyds
- 1884--large frame house with Queen Anne stylistic elements.
  - Boyds' only example of high style architecture; this house was built for the daughter of Wisconsin Senator Timothy Howe, heir to the Howe sewing machine fortune.
- 18/11 \*\*Boys Negro School, White Grounds
- 1895--frame, 1½ story rectangular structure.
  - A one-room school for black children on this lot in 1879 was replaced by this structure, which was used until 1936.
- 18/12 White Carlin Farm, Bucklodge
- c. 1800--large, 2½ story fieldstone house, spring house, summer kitchen with very large two story bank barn.
  - Outstanding example of a farm complex illustrating the tobacco, wheat and dairy farming eras in Montgomery County.
- 18/21 \*Darnall Place, Poolesville (Montgomery County)
- Late 18th century--unusual sandstone and frame farmhouse and outbuildings (meat house/dairy, slave quarter, and barn), and family graveyard.
  - A farm complex of extreme simplicity, solidity, and beauty; owned by early settler families; continuously used as a farm for 200 years.

- 18/39      Rocklands, Seneca
- 1870--large 2 story sandstone house with a 2 story stone wing, and outbuildings including a bank barn, log quarters, dairy and log meat house.
  - On land associated with Allnutt family for over 200 years, Benoni Allnutt built this grand Italianate house befitting his prominence in the community.
- 19/1      \*\*Pleasant Fields, Germantown
- c. 1797--2 story, three section house; earliest (1797) of brick; central (1880) frame; newest and largest (c. 1900) frame.
  - Architectural expression of the wealth of a late 18th century planter, and associated with the Waters family for 180 years.
- 19/3      \*\*Horace Waters Brick House, Germantown
- Late 18th century--large 2½ story brick Federal style farmhouse and cemetery.
  - Example of Federal style house in a farm setting and a Waters family farm for 175 years.
- 21/2      \*Gaithersburg B & O Railroad Station and Freight Shed, Gaithersburg (B & O Railroad)
- 1884--brick, 1½ story structure with a gable roof and tower.
  - Designed by B & O architect, E. F. Baldwin, this building was the locus of the B & O Railroad's transformation of a village into a leading commercial center.
- 22/15      The Ridge, Derwood
- Pre-1753--large house of three sections, oldest (main section) is Flemish bonded brick; rubblestone kitchen dependence connected by a frame section.
  - One of few remaining colonial homes, it was built by Zadock Magruder, a County leader; it remained in that family for 200 years.
- 23/26      \*\*The Oaks (Riggs House), Laytonsville
- 1800-1814--a frame house with a steep gambrel roof, unique in Montgomery County; an adjoining log kitchen wing.
  - Associated with the Riggs family, important in County civic and agricultural affairs.
  - This house is in the center of property acquired by the County Government in 1978 for a sanitary landfill. In the event that this landfill is developed, the County intends to move the house to the perimeter of the landfill property or to another suitable location within Montgomery County, and thereby assure the preservation of the house.

- 23/45 Greenwood Miller's Cottage and Mill Site, Brookeville (M-NCPPC)
- c. 1865 (c. 1840 mill now in ruins)--eclectic frame cottage is now covered with rubblestone from the mill ruins.
  - Formerly part of an extensive farm complex along the Hawling's River and representative of self-sufficient farming community.
- 23/46 \*\*Greenwood, Brookeville
- Early 18th Century with four additions--large, five section house with sections from early-18th-mid-19th centuries.
  - Owned by five generations of the Davis family, the house is a primer of styles and building techniques, and its seven outbuildings form a fine agricultural complex.
- 23/60 Oakley Log House, Brookeville (M-NCPPC)
- 18th century--small, 1½ story log structure with a stone chimney.
  - Possibly built by 1764; this house has been used as a main house, a tenant farmer's dwelling, an overseer's quarters and as a servants house on land continuously farmed until the 1960's.
- 23/69 \*Brookeville Woolen Mill and House, Brookeville
- House-late 18th century; mill-early 19th century.
  - Stone, 2½ story house with a 1½ story frame wing; small stone mill with fine masonry work; adjacent to Hawling's River.
  - Stone house and fulling mill complex is the only remaining example in Montgomery County of once typical mid-Atlantic region industry.
- 23/97 Rockland, Olney
- Pre-1838--frame, 2 story Federal style house sitting on a knoll.
  - Significant for its associations with the Hallowell family, a Quaker family influential in agricultural, intellectual, and educational circles.
- 23/98 Olney House, Olney
- 1820-40--a rambling frame house, grown from 1½ story cottage to include 2½ story, 5 bay main block and lower 2½ story wing.
  - Built by Whitson Canby and owned by generations of Farquhars, this house is the sole survivor of this historic intersection.
- 25/11 Wesley L. Magruder Farm, Travilah
- 1859--large 2½ story T-plan frame house.
  - Example of building tradition of prosperous mid-19th century farmer.



- 26/10 \*Beall Dawson House (City of Rockville)<sup>1</sup>
- 1815--large, 3-block telescope Federal brick house.
  - Important for its grand brick architecture and associations with the Beall family and with Rockville's emergence as the County seat.
- 26/12 \*Rockville Station, Rockville (Baltimore & Ohio Railroad)<sup>1</sup>
- 1873--Victorian red brick structure with a gabled central bay and board-and-batten dormered wings.
  - Designed by E. F. Baldwin, this building represents the B & O Railroad's impact on Rockville's growth to a commuter and resort town.
- 28/11 \*Sandy Spring Friends Meeting House, Sandy Spring
- 1817--2½ story Flemish bond brick Federal style structure in a beautiful setting.
  - The church tract forming the heart of this Quaker community has been in use since 1743.
- 29/8 Edgar Perry House, Potomac Village
- 1902--2½ story large formstone house with gingerbread.
  - Grand home constructed by Edgar Reed Perry, storekeeper and landowner in Potomac Village.
- 29/8 Perry Store, Potomac Village
- 1880--brick 2 story, two unit commercial building.
  - Only 19th century commercial building remaining from the community once known as Offutt's crossroads.
- 30/2 \*\*Montrose Schoolhouse, Rockville (State of Maryland)
- 1909--two room frame structure covered with pebble dash, later brick and cinderblock addition.
  - Illustrative of the adaptation of rural educational buildings to meet the needs of the growing suburbs; this building is a vestige of the communities of Montrose and Randolph.
- 30/6 Uncle Tom's Cabin, Bethesda
- Late 18th century--farmhouse built in several stages; 1½ story log cabin, a 1½ story frame section, and a recent addition.
  - The log cabin kitchen is associated with Josiah Henson, Harriet Beecher Stowe's "Uncle Tom" who lived on the Riley plantation for 30 years as a slave.

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<sup>1</sup> These historic resources are under the jurisdiction of the City of Rockville Historic District Commission, and are not covered by the County Ordinance.

## #9 Chevy Chase District

- 30/12 \*\*Corby Estate, Bethesda
- Early 20th century--large Flemish bond brick, T-shape eclectic house.
  - Significant as a 20th century estate era mansion, it was the home of Charles Corby who was instrumental in modernizing the baking industry.
- 30/14 Linden Oak, Beach Drive, Rock Creek Park (M-NCPPC)
- c. 1718--95 foot high white oak, 16 feet in circumference.
  - Over 260 years old, it is the largest white oak in Montgomery County and the fourth largest in the state.
- 31/10 Jenkins Broadcasting Station, Wheaton
- 1929--a simple 1½ story frame bungalow.
  - For four years (1929-32) the Broadcast Station of the Charles Frances Jenkins' Radiomovies, the forerunner of today's television.
- 32/2 Holly View, Silver Spring
- Late 18th century--large 2 story frame building with unusual "ship lap" siding and four bay "salt box" features.
  - Combining both primitive and sophisticated elements in its construction, it has been associated with the Kinsman family for a century.
- 33/4 \*Milimar, Silver Spring
- c. 1760--Georgian style, 2½ story brick house with a 1 story rear frame addition.
  - One of the few significant Georgian buildings in the lower County, Milimar was the home of Henry Lazenby II, an early resident of the area.
- 35/5 \*Bethesda Meeting House, Parsonage, and Cemetery, Bethesda
- 1850--frame "temple" structure on a high knoll with Greek Revival details; Victorian parsonage and extensive cemetery.
  - Church is unaltered example of a style rare in the County, and is an early Christian facility.
- 35/8 \*Bethesda Naval Hospital Tower Block Bethesda (U.S. Department of Navy)
- 1939-42--a modernistic 20 story central tower above a series of inter-connecting 3 and 4 story pavilions.
  - Built in early years of World War II as the U.S. Navy's principal center of medical practice, the design was sketched by Franklin D. Roosevelt.
- 35/11 \*\*Chevy Chase Lake Passenger Station, Chevy Chase
- 1892--small one story brick and frame building with pyramidal roof and tall chimney.
  - Only remaining waiting station for the largest street car complex in Montgomery County; it served the planned community of Chevy Chase.

- 35/14      Montgomery County Farm Women's Cooperative, Bethesda  
 - 1935--long, narrow 1½ story frame building with a hipped roof.  
 - Started as a depression self-help project by upper county farm families.
- 35/23      Cabin John Hotel Gas House, Cabin John  
 - 1880-95--small square brick building with A-roof.  
 - Only structure remaining of the Cabin John Hotel resort complex, a favorite of Washingtonians from 1890-1910.
- 35/25      \*Clara Barton House, Glen Echo (U.S. Department of the Interior)  
 - 1891-92--"Steamboat gothic" large frame house with Victorian detailing.  
 - Headquarters of American Red Cross and home for Red Cross founder Clara Barton.
- 35/32      Battery Bailey/Civil War Earthworks (M-NCPPC)  
 - 1860's--overgrown battery which could hold field guns; trenches, cuts and terrepleins are visible.  
 - The only one of a series of forts, batteries and entrenchments, built to protect the Capitol from Confederate attack, which remains in the County.
- 35/35      \*Milton, Bethesda  
 - 19th century--stone house of uncoursed granite built in several stages; oldest 1½ story, 1847 main block and 1½ story wing.  
 - Associated with the Loughborough family, active in government and military affairs.
- 35/37      \*Cabin John Aqueduct, Cabin John (U.S. Government)  
 - 1859-63--single arch bridge of Seneca Sandstone, containing a water conduit.  
 - Designed by Montgomery Meigs, in continuous use since its construction was planned to prevent a water shortage in the Capitol City.
- 35/38      \*\*"In the Woods," Chevy Chase (Addendum to M-NCPPC Atlas)  
 - Gardens 1906; house 1910--2 story house of hollow tile covered with stucco and surrounded by collection of mature plants in a naturalistic setting.  
 - House built and gardens planned and executed by world famous plant explorer and horticulturist, David Fairchild.
- 36/1      \*National Park Seminary Historic District (U.S. Army)  
 - 1890-1916--20 buildings of varying size and architectural quality, sited on both sides of a steep wooded ravine to produce an architectural "folly."  
 - Beginning life as a resort hotel, the complex was converted into a finishing school for girls.

37/3

\*Carroll House, Takoma Park (Montgomery College)

- 1880's--a frame Queen Anne cornerstone in an historic district containing many architectural styles.
- Representative of the early houses built in B. F. Gilbert's "railroad suburb," capitalizing on the Metropolitan Branch of the B & O.

\*Chesapeake and Ohio Canal--various structures listed individually on M-NCPPC Atlas (U.S. Department of the Interior)

- 1828-1924--towpath, lockhouses, locks, and culverts remain without substantial modification.
- Survivor of the American canal-building era, the C & O was a commercial success until railroad competition, depressions and major floods forced its closing.

\*Walker Prehistoric Village Archeological Site, location confidential

- 1400-1600--partially excavated site containing evidence of a palisaded village with a circle of houses; now planted in a grass crop.
- Representative of prehistoric sites along the Potomac River; this site indicates interaction of several cultures.

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\* National Register of Historic Places.

\*\* Approved by Governor's Consulting Committee for listing on National Register.

## CHAPTER 5: SUMMARY OF DESIGN GUIDELINES HANDBOOK

The regulation of the architectural integrity of historical buildings and districts has been tested as a workable concept. County-wide design guidelines were prepared to demonstrate the feasibility of this concept, and to assist those who will administer such regulations as part of the historic preservation plan. Because this detail follows the immediate task of enacting the historic preservation plan and its implementing ordinance, a summary here is sufficient to treat the design aspects of the program. The full text is available as a separate handbook.

The purpose of the handbook is to define the basic elements that make up the visual appearance of historic buildings and landscapes, and to provide information about understanding and protecting the historic environment. For a small community, such as Poolesville or Garrett Park, it is relatively easy to make specific recommendations for protecting and enhancing the charm and character of the area. For a large region, such as all of Montgomery County, it is more difficult to summarize the elements and features that give the County its uniqueness and make it an attractive place to live, work, and play.

The handbook is seen as primarily an educational document whose function is not to provide well defined rules but to identify problems, explain the significance and importance of historical architectural details, and point out the County's architectural qualities. The guidelines explain why certain landscapes are scenic and others ugly. They are intended as a guide to be used by all those concerned with the built environment--property owners, developers, builders, planners, architects, environmentalists, preservationists, bankers, and public officials.

Design guidelines have not previously been attempted for an entire County or for historic rural areas. Therefore, the handbook has tried to concentrate on areas where other guidelines have been deficient, such as energy conservation, and site design for open spaces. It is hoped that the comprehensive design concepts suggested in these guidelines can serve as a model for historic districts throughout the County, as well as for other counties or regions.

The handbook demonstrates that not only historical resources, but new development and change can be accommodated. Probably a majority of the buildings listed as historical landmarks in Montgomery County have had numerous changes made to the original structure. Change is an historical fact and the guidelines propose that it be used as an opportunity for creative and sensitive design. People buy older buildings because they like the charm or character of the neighborhood, as well as the building; however, they will make changes, and often without realizing it, gradually destroy the very charm and character that attracted them. The handbook is intended as a guide to help people preserve and protect those qualities and details they appreciate and value about their community.

In communities where design review controls exist, builders, architects, and developers have found that preserving the historic character of the area, reusing the existing buildings, and designing and building in a manner that is compatible with the historic character, makes good economic sense. The use of such controls is a constraint that can work to everyone's benefit.

There are no strong do's and don't's expressed in the handbook because each situation and project has its own special considerations. The guidelines are intended to serve as a description of intent, function, and purpose. Each local historic district advisory committee will have to formulate specific requirements to protect its own historic resources, subject to the approval of the Historic Preservation Commission. An informed dialogue between builder and community is the aim of the guidelines.

The Design Guidelines Handbook is available to the public as a companion document to the Master Plan and Ordinance for Historic Preservation at a cost of \$5.00 plus tax.

## APPENDIX A: PRESERVATION RESOURCES AVAILABLE TO MONTGOMERY COUNTY

### FEDERAL POLICIES, TOOLS, AND ASSISTANCE FOR HISTORIC PRESERVATION

#### Policies and Tools

The Historic Preservation Act of 1966 reactivated the federal government's involvement and support for preservation activities by both public and private groups, and emphasized the need to expand and accelerate the preservation of historic resources. The Act established the Advisory Council on Historic Preservation, which was made responsible for advising the President and Congress on all matters pertaining to historic preservation. The Council can review and comment on projects which could have a significant impact on historic resources. This Section 106 review authority extends to all undertakings of the federal government, those licensed or funded by the government, and to some non-federal projects which could impact National Register sites, or sites and districts eligible for the Register.

A second major provision of the Act was the establishment of the preservation grants-in-aid program. These grants have been used for preservation activities in Montgomery County, including some of the work of Sugarloaf Regional Trails.

Third, the National Historic Preservation Act expanded the National Register of Historic Places, a list of historic resources established in 1935 of national significance which were owned by the National Park Service or eligible as National Historic Landmarks. Under the 1966 Act, the concept of the Register was expanded to include private and public historic resources with state and local, as well as federal significance, allowing more sites to become listed and, thus, greatly increasing the value of National Register recognition as a preservation tool. A continuing effort is underway to nominate sites within Montgomery County. As of January 1979, there were 25 listings and 13 pending.

The National Historic Landmark program is a further nationwide listing of historic resources; more exclusive than the National Register, it is oriented towards identification of exceptional historic sites. The Cabin John Aqueduct is one local member of this elite listing.

Two other important preservation programs which the Department of the Interior oversees are the Historic American Building Survey, and the Historic American Engineering Record--HABS and HAER. Both are concerned with documentation, HABS of structures, HAER of examples of civil engineering (bridges, canals, industrial complexes). Both HABS and HAER survey teams have visited Montgomery County; the upcoming Maryland catalogue includes 64 sites, 38 of which are C & O Canal structures. Fifteen of the 64 documented structures have been totally demolished.

Historic preservation is also encouraged at the federal level through a variety of procedural requirements which apply to programs of activities throughout the federal government. The most important of these stems from provisions of the National Environmental Policy Act (NEPA). Although aimed specifically at protection of the environment, the Act declares that it is an objective of public policy to preserve historic and cultural

aspects of the nation's heritage, and environmental impact statements must evaluate the effects of significant federal actions on historic, as well as natural, resources. In operation, this requirement is closely parallel to the provisions of Section 106 of the National Historic Preservation Act, and where applicable, the two are integrated into a comprehensive environmental impact statement.

Executive Order 11593 states that agencies of the Executive Branch shall assure that all plans and programs contribute to the preservation of both public and private historic sites. Agencies are also instructed by this order to make nominations to the National Register for property under their control and to refrain from demolition of structures until commented upon by the Advisory Council on Historic Preservation or until significant buildings have been surveyed by HABS/HAER.

The Archeological and Historic Preservation Act of 1974 (Moss-Bennett) requires the review of any construction activity, either licensed or undertaken by the federal government, which may cause the irreparable loss or destruction of significant scientific, prehistoric, historic or archeological data. The Act further authorizes expenditure of up to 1 percent of the project funds to pay expenses for preservation, recovery, survey, or protection of the data.

The requirements under Section 4(f) of the Department of Transportation Act of 1966 have mitigated the loss of historic resources at the hands of federally-funded highway projects. Under 4(f), the Secretary of Transportation is instructed to reject any program or project which requires land from a public park, recreation area, wildlife or waterfowl refuge or historic site, unless there is no feasible alternative. In the latter case, the project includes all possible planning to minimize harm.

From the vast array of federal programs, there are many that have been employed in Montgomery County or have affected various activities here. The most active and visible programs--such as National Register nominations, HABS and HAER survey, and various funding programs--have all been employed in the preservation of the County's historic resources. Other federal programs have been employed in indirect, less evident ways, such as encouraging highway alignments that do not destroy historic resources. The entire spectrum of mechanisms is vitally important and must continue to play an important role in the County's preservation activities.

#### Federal Assistance for Preservation

Listing on the National Register of Historic Places qualifies a structure or district for a number of sources of financial assistance. It is eligible for matching 50-50 grants through the Department of the Interior from the National Historic Preservation Fund for acquisition and development purposes, and for preservation loans insured by the Department of Housing and Urban Development, as authorized by Section 4(a) of the Emergency Home Purchase Assistance Act of 1974. (Applications for loans are made through an approved Federal Housing Administration lender.)

The Tax Reform Act of 1976 encourages the preservation of historic buildings used for revenue-producing or business-related purposes by permitting owners of National Register properties to use accelerated methods of depreciation or a 5-year amortization of rehabilitation expenditures. Conversely, an owner cannot take advantage of tax treatments normally available for expenditures and losses sustained through demolition. Such



costs must now be capitalized and may not be deducted. This new approach represents a significant "about face" of the tax law and may prove to be a substantial incentive to private preservation activities. The Act also permits estate, gift, and income tax deductions for contributing easements to charitable organizations or governmental entities for not less than 30 years.

When a property listed on or eligible for inclusion in the National Register must be destroyed or damaged by an undertaking involving a federal agency, funds authorized by the Archeological and Historic Preservation Act of 1974 (Public Law 93-291) may be used to recover any important historical or archeological data the property contains.

#### Federal Tax Benefits for Easements

Easements given to government bodies or qualified organizations are deductible from federal income tax computations as charitable contributions in the amount of the fair market value of the easement. The donor may offset the contribution against up to 50 percent of his adjustable gross income per year, carrying forward any unused portions of the deduction for the next five years, if desired. The donor of an easement does not pay federal capital gains tax. Also, easements have proven to be a buffer against the inheritance tax, reducing the value of the estate for tax purposes.

#### Other Federal Tax Incentives

The owner of a "certified historic structure" (on the National Register or meeting local official criteria) may amortize or write off costs of "certified rehabilitation" incurred before June 15, 1981. Demolition of historic structures is discouraged by non-deduction, value-added, and depreciation disincentives.

The Department of Housing and Urban Development provides financial assistance for preservation projects, but requires considerable local initiative to qualify for funds. The HUD Community Development Block Grant Program, established by Title I of the Housing and Community Development Act of 1974, authorizes expenditure of funds for property acquisition, construction and renovation of historic properties, including privately owned sites with public access. The Act also contains specific requirements for compliance with other federal preservation programs, especially Section 106 NHPA.

Funds for preservation activities are also available under the HUD Community Planning Assistance Program--701. These funds may be used for comprehensive planning programs which are not limited to historic preservation, but may include the survey of historic sites and districts, and the development of information needed for a balanced and effective program of historic preservation.

There are a number of other federal funding sources which traditionally have been considered for other than preservation activities, but with the use of some imagination, can work for preservation:

Department of Agriculture: Community Facility Loans, Farm Ownership Loans, Home Ownership Loans.

Department of Commerce: Economic Development Administration programs (particularly "Special Projects Programs" providing planning funds). Small Business Administration programs, especially Minority Business Development programs.

Department of HUD: Liveable Cities Program; Section 235 Home Ownership Subsidy; Section 312 rehabilitation loans in target historic area; Section 8 rent subsidi Neighborhood Strategy Areas Program.

Department of the Interior: Historic Preservation Grants-in-Aid funds to local governments for planning, acquisition, and development; also to private owners for restoration and rehabilitation of historic property. Land and Water Conservation Fund for local recreation facilities; Young Adult Conservation Corps.

Department of Labor: Manpower programs within the Comprehensive Employment and Training Act (CETA): Title VI Public Service Employment (PSE) Program and Work Experience Program.

National Endowment for the Arts, National Endowment for the Humanities program, Design and Communication.

Department of Transportation: Intermodal Passenger Terminals Program for railroad stations.

Department of the Treasury: General Revenue Sharing Funds.

Department of HEW: Funds to convert existing buildings to public facilities.

## STATE POLICIES, TOOLS, AND ASSISTANCE FOR HISTORIC PRESERVATION

### Policies and Tools

State enabling legislation permits local jurisdictions to adopt preservation-oriented programs. Applicable to most of Maryland is the Historic Area Zoning Law (Article 66B, Section 8.01-8.15), which sets forth the right of counties and municipal corporations to regulate the preservation of structures of architectural and historic value. To implement this objective, the law permits the establishment of historic districts, and the appointment of historic district commissions with the power to review and to grant or deny applications for permission to make exterior alterations or additions to historic buildings within historic districts. They may also approve or disapprove new construction and demolition of existing buildings. This law applies to some municipalities within Montgomery County and provides the basis for the historic districts in Rockville. Presently, there are more than 30 districts in operation throughout the state; within the County, Rockville alone has acted.

Montgomery County, however, derives its planning and zoning powers from different enabling state legislation--Article 66D, Sections 7 and 8. Article 66D also provides for a County-wide preservation program through the master plan and regulation processes, and it is under the aegis of this enabling legislation that the Historic Preservation Ordinance is proposed.

The Maryland Environmental Policy Act (MEPA) has been recently amended so that it now is an important protector of historic resources. MEPA declares that it is state policy for all agencies to conduct their affairs with an awareness that they are stewards of historic as well as natural resources. The Act also requires the preparation of an

environmental effects report which must evaluate the impact of all state actions that have a significant effect on the quality of the environment. This evaluation would also include the impact on identified historic resources, such as those listed in the Montgomery County Locational Atlas and Index.

Important direct state preservation activities are performed by the Maryland Historical Trust. The MHT is responsible for surveying historic sites and districts, and it can acquire and hold real property for preservation purposes. At the present time, the nearly 1,000 historical sites in Montgomery County's Inventory are included on the Maryland Inventory of Historic Sites. The Trust also designates sites on a more exclusive Maryland Landmarks List. When the County preservation ordinance is enacted, the sites designated on the Master Plan will be placed on this list. These sites are protected under the review procedures of MEPA. The MHT also holds easements on the interior and exterior of four sites within the County with close to ten acres of land being protected; one more is currently being processed. The Trust is an important source of funds, distributing money for many types of preservation projects covered by the grants-in-aid provisions of the National Historic Preservation Act and by state funding (see below).

Historic resources easily fit into suggested areas of Critical State Concern, including "Areas of Cultural Concern," and "Areas Held in Public Trust." Critical area designation means that a property is eligible for state funding, and that all future state plans (or plans reviewed by the state) must take the designated areas into consideration. This facet of public action assists preservation and planning by defining at an early stage areas of the County which should receive special treatment as the County grows.

#### State Assistance for Preservation

Several state laws and programs financially support and encourage historic preservation. Funds are available through the Maryland Historical Trust from the General Capital Loan Fund. This fund may be used for grants or loans to local governments and to non-profit organizations for the establishment of a revolving fund, for specifications, acquisition, and/or development, and to match National Park Service funds. The Maryland Historical Trust also maintains a revolving fund, loaning money at low interest for preservation projects.

In some instances, using Program Open Space funds, historic structures have been acquired by the Department of Natural Resources in conjunction with its primary objective of acquiring open space and outdoor recreation areas.

The Maryland Housing Rehabilitation Program is a new state loan program of which 10 percent may be set aside for historic properties. This money can only be used in locally designated target areas, and is available directly to the property owner.

Maryland Law (Article 81) provides three types of incentives to owners of historic property: State income tax deductions, property tax credits, and open space credits. State income tax deductions are available for costs of preservation and rehabilitation to owners of structures listed on the National Register and on the Maryland Inventory; all structures of M-NCPPC's Locational Atlas and Index of Historic Sites are included in the Maryland Inventory. Income tax deductions are requested by the property owner directly on his state income tax form.

In Maryland, both term and perpetual easements reduce property taxes because they lower the "fair market value" of the land; this value usually is related to its development potential.

There are also certain sections of the state tax law which enable local jurisdictions to enact policies favorable to preservation of historic resources. Article 81, Paragraph 12G authorizes local governments to enact tax credits of up to 10 percent of the cost for restoration and preservation of buildings of historical significance, and up to 5 percent of the construction cost of architecturally compatible new structures. This provision only applies to structures within historic districts or to buildings designated as landmarks under the Historic Area Zoning Law (66B, Section 8). At this time, therefore, this provision would apply only in Rockville and, as yet, no use has been made of it.

## APPENDIX B: MONTGOMERY'S HISTORY AND ARCHITECTURE

### HISTORY

The dense hardwood forest of Appalachia covered most of what was to become Montgomery County when the first explorers, trappers and traders arrived in the mid-seventeenth century. The head of Potomac navigation, Little Falls, marked the important transition from Tidewater to Piedmont--the Fall Line. Here English traders from the lower Potomac met Indians who drove hard bargains, demanding the axes, guns and blankets they had been offered by the French. Only a little farther upstream the main Indian route from northern New York State, the Carolina Road, entered Montgomery County. This route, followed by later German settlers moving south, would be called the Monocacy Road and its crossing of the Potomac is marked by significant historic archeological sites.

These sites, such as what is today called Indian Flats, were not permanent like those of Tidewater Potomac or the Shenandoah Valley, but rather were hunting camps for parties of Indians migrating through the area. By the beginning of the 18th century, the Indians had already abandoned the Montgomery County area to the white man.

#### Early Settlement

Large land grants from Maryland's proprietors, often of 3,000 acres or more, lured Montgomery's first settlers to this frontier toward the end of the 17th century, but few were occupied until 1715. Most of these early grants were held by speculators in Annapolis or London who never set foot on their property. Some were taken up by adventurers who tended to move west with the opening frontier. Most important were the relatively few who settled on the land and determined to wrest their living from it.

A few of these were large proprietors in the Tidewater fashion--owners of vast acreages usually scattered over several districts--and masters of numerous slaves. However, the economic pressure of the quit-rent system<sup>1</sup> tended to break up the original grants and the typical early Montgomery farm became one of 100 to 200 acres. The buildings in this landscape were thus typically those of small farmers or tenants, an upcountry frontier yeomanry living in log houses rather than the large establishments associated with the colonial plantation system.

#### Population Elements

The first permanent settlers came from Tidewater, from Chesapeake Bay and the lower Potomac, many from what are known today as Anne Arundel, Charles and Prince George's Counties. They encountered a far more forbidding land in Montgomery than the virgin soils the lower Potomac had provided. It was forested and rocky and the soils were thin. Tobacco, the colony's only cash crop, was planted wherever pockets of suitable land could be found, but wide-scale plantations on the Tidewater model proved impracticable. While many planters in Southern Maryland could build red brick mansions in the Palladian

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<sup>1</sup> Quit-rent is a medieval form of tenure, a payment from a tenant to his landowner that reflects not only the rent but, objectionably, the obligation of feudal services.

style of the Potomac, the Rappahannock or the James riversides, Montgomery's settlers were erecting log cabins and farm buildings from their abundant chestnut, oak, hickory, and other hardwoods. In the northern and western County, German settlers from Pennsylvania used fieldstone to construct houses and farm buildings. In fields of stumps, tobacco and corn were hoed to make a subsistence living. It was a landscape of poverty and isolation.

Early settlement of Montgomery County was further distinguished by a Scottish element, some displaced crofters, that by 1730 or 1740 migrated directly to the frontier, without prior experience in Tidewater. These were true frontiersmen, and not a little of the log-cabin lore can be traced to these backwoodsmen who later became cattlemen and drovers and most often moved west with the advancing frontier. There was also an educated Scottish element involved in commercial and professional occupations in Georgetown (incorporated 1751), Montgomery's port city. In the mid and late 18th century Scots also settled in southwest Montgomery County (Cabin John Valley).

Other ethnic groups can be identified at a later period. In western Montgomery, Welsh settlers were associated with such distinctive activities as slate quarries. Smaller numbers of Irish and other quarrymen and stonemasons also settled here about the 1820's, and were major contributors to the building of the Chesapeake and Ohio Canal. Early in the nineteenth century a community of free blacks, many of them land-owners, was established. Like those of the first settlers, the first buildings of these workmen and frontiersmen were often log cabins, little trace of which remains. All of these groups contributed to the cultural, religious and economic life of the region, and are represented in its architectural heritage.

In 1776, Montgomery County was established by the terms of the State Constitution out of land that had been embraced in the larger Frederick County;<sup>2</sup> its county seat was established at Hungerford's Tavern--Williamsburgh (later to be called Rockville). The name of Hungerford became synonymous with the creative political life that centered in this crossroads frontier village. In 1774, the Hungerford Resolves were adopted here, in a decisive act that linked Maryland in support of the revolutionary cause. In 1791, Montgomery County lost its most important settlement, the port of Georgetown at the head of Potomac navigation, when Maryland ceded to the United States part of the land needed to create the District of Columbia.

### Post Colonial Agricultural and Industrial Patterns

With national independence, colonial restrictions on international trade were removed, and access to European markets became more significant with industrial and urban growth. The old reliance upon tobacco as the export crop was diversified to include wheat and flour for the factory workers of Great Britain and western Europe.

Wheat was introduced by the German settlers and Quakers from Pennsylvania. This form of agriculture, new to Montgomery County, was associated with other novel elements: with oats, barley and other small grains, with beef and dairy cattle, and with the more traditional apples and stone fruits of the farm orchard. The farmstead, the bank barn, and the numerous dependencies identified the wheat farmer's establishment, so

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<sup>2</sup> And earlier, Frederick County was created in 1748 out of Prince George's.

markedly different from the corn and hogs of the tobacco planter. Until the Emancipation slave owning was widespread, except for some of the artisans and the very poorest small farmers. However, the German Anabaptists, and the Quakers (and the more devout Baptists and Methodists after about 1790) early decided slavery was wrong and gave it up. A small-farm, owner-worked economy prevailed in Quaker communities. The settlements around Sandy Spring, Olney, Ashton, and Brookeville reflected Quaker simplicity in such buildings as the Friends Meeting House and the community school.

Everywhere possible water-powered mills were established. In addition to the grist mills and flour mills associated with the wheat trade, saw mills, woolen mills and other forms of early industry rose in the landscape.

To Montgomery County, especially its western portion, the Chesapeake and Ohio Canal was a decisive event. Beginning in 1828, the building of the Canal through the County provided an important economic activity, stimulating the opening of tributary roads, and much construction of warehouses and other facilities as well as the locks and appurtenances of the Canal itself. Large construction gangs came into the County to provide the manpower for such activities, and some of them remained to diversify the County's population.

The evidence of numerous piedmont quarries (Cabin John Valley, Rock Creek, Seneca and Brookeville) is clearly to be seen in farm buildings. At Seneca, the stone was of especially good quality and transportation on the C & O Canal allowed access to the sites of major buildings, particularly in Washington. Seneca stone was shaped to the specifications of America's early architects, as well as for the mills, bridges, aqueducts and engineering structures required by the Canal.

### Transportation Patterns

Moving the wheat to export points on Chesapeake Bay--(Annapolis, Baltimore, Head of Elk) stimulated the building of roads. Many of these, like Clopper's Road and the Frederick Pike, were improved versions of earlier Indian hunting paths. At first local, the roads soon responded to interregional demands.

The continuing influence of the C & O Canal changed agriculture, milling and other activities, by providing a route to new markets in the port of Georgetown or in towns that developed along the Canal. Passenger service was also offered. Thus for half a century before the coming of the railroad, this region depended on the Canal for its livelihood and for its principal contact with cities and markets.

In the eastern and central parts of Montgomery County, the turnpikes performed a similar function. Access to the port of Georgetown, to Baltimore and Annapolis was the main objective. Except for the National Road from Washington to the west, the County's turnpikes did not achieve interregional significance, but their impact was important to the locality. Bladensburg and Elkridge landings--important in the 18th century to Montgomery County--declined during this period.

The roads had a notable influence on settlement. Most of the urban nuclei--Rockville, Middlebrook, Clarksburg, Hyattstown--were strung out along the Great Road. From the District Line at Silver Spring to Brookeville, and on towards Ellicott's Mills, lay the route later followed by the Union Turnpike. River Road commenced at Tennallytown

and reached to the marble quarries just below the Mouth of the Monocacy. All this could be seen by 1795. Later classified as turnpikes were the Old Georgetown Road, and the Union Turnpike from the Seventh Street Pike to Brookeville; but clearly delineated in the Martenet & Bond Map of 1865 were River Road, extending to Conrad's (White's) Ferry; what is now Route 28 running to the Mouth of the Monocacy; the Great Road to the northwest; and Colesville Road.

By the time of G. M. Hopkins' Map of 1879, the impact of the Metropolitan Branch of the Baltimore and Ohio Railroad was beginning to be felt. Along this right of way were Silver Spring, Forest Glen, Rockville, Gaithersburg, Germantown, Boyds, Sellman, and Dickerson, most designated as "post office" or "station."

### Building Patterns - Colonial to Civil War

Well before the revolutionary period, streams had been harnessed to provide water power for sawmills, grist mills and other local enterprises. The evidence of this development in construction is pronounced, and tax inventories show increasing numbers of framed structures. The 1783 Assessment for Montgomery County shows a surprisingly large number of framed dwelling houses, barns, and tobacco houses. These were more likely to be produced in sawmills rather than from the more laborious pit-sawing. The use of the saw is also evident in the squared corners of early log buildings, a characteristic feature brought from farther north.

Among Montgomery's precious early records are the sketches of the Architect of the U.S. Capital, Benjamin Henry Latrobe, travelling the area in search of suitable stone for monumental buildings. He sketched the Clarksburg tavern, Montgomery's Court House, and town and rural scenes. Latrobe's sketchbook, recording the scenes of early 19th century Montgomery County, showed extensive forests and frontier cabins.

Travellers along the main roads found little until they arrived at destinations that were beyond the County's boundaries. A few turnpike villages sprouted; settlement attached itself to the more favored millsites; some industry attracted a labor force; agricultural settlement was marked by a loose sprinkling of houses, a church or two, an occasional school, and the rudimentary business that went beyond what the farmer himself or the miller could provide. We know little of such beginnings of business, retail trade, the country store and of towns, but by the mid-century they had taken form and when modern mapmaking reached Montgomery County as a product of the Civil War, they were clearly defined.

The appearance of Montgomery County on the eve of the Civil War, as described in maps and early photographs, reflected what had been built in the period of its initial settlement. Many log structures still remained, increasingly covered with clapboards, and numerous stone and brick buildings on farms and in settlements were found along the major transportation routes. But the middle years of the 19th century were not notable for their growth. In fact, population decreased sharply between 1830 - 1840, and many farms were abandoned as people headed west in search of new land. From these circumstances one may conclude that the County wore in 1860 the appearance of a much earlier period.

These images of Montgomery County a century ago tell us more than the fragmentary earlier records of land grants, titles and deeds. What they describe is a



County on the threshold of still more momentous changes that were brought by the Civil War and the coming of the railroad.

### The Civil War

Montgomery County's strategic position with relation to the national capital city and to the Northern Virginia theatre of war has yielded many historical associations. The first northern attack in 1861 led to the battle of Ball's Bluff. Crossings of the Potomac River before the battles of Antietam (1862) and Gettysburg (1863) in the vicinity of Conrad's (White's) and Edwards Ferry were major events. Early's effort to threaten the capital in 1864, following his success at the Battle of the Monocacy, was the last significant military action; Rockville saw Confederate troops and "Faulkland," the Silver Spring home of Montgomery Blair, was burned. Great destruction of houses, churches, schools and other property occurred. More than such picturesque military incidents as Stuart's cavalry exploit, which cost the Confederates loss of their reconnaissance capability before Gettysburg were frequent. However, it was the trauma of national unity which tore the County between northern and southern sympathizers and found parts of it under military government for much of the war period. Many from Montgomery County elected to serve under the Confederate flag. Rockville and Poolesville, the Chesapeake and Ohio Canal and the Great Road saw important events; but it was the families divided sectionally between north and south, ideologically between the rural past and the industrial future, politically between state's rights and national sovereignty, and most commonly between the older and younger generations that yielded the most poignant harvest of memories.

### The Metropolitan Branch and a Changing Landscape

With the laying of the Metropolitan Branch of the B & O Railroad in 1873, came two great changes. The tiny farm and village communities, centered on the wheat crop, its milling and export, or on the local industry of quarries and mills, yielded to the concentration of industry and its large scale and specialized character. Second, the coming of the railroad ended an earlier isolation that had not been broken by the Chesapeake and Ohio Canal, the Union Turnpike, or earlier transportation routes.

The outstanding effect of the Metropolitan Branch was the revitalization of agriculture through the ready availability of lime. This revitalization had begun in 1843 with the importation of cheap Peruvian guano, a fertilizer whose effect on the soils of Montgomery was more powerful than the earlier revolution of crop rotations and clover at the start of the century. However, the guano craze was short-lived. As the railroad made the inexpensive lime readily available, farms sprang up in wooded clearings, along the line of rail, and oriented to the new coal-powered steam mills that left the old water wheels moss-grown and idle. Not only the railroad but the network of streetcar lines in the lower County provided access to metropolitan markets, to Washington's Central Market and the many neighborhood markets built by "Boss" Shephard's territorial government. Many farms could now market fruits and produce, butter and eggs, cream and other farm-made specialties.

From the few dairy cows in the post-bellum years grew the immense, specialized dairy farms that became the County's chief form of agriculture by 1915 and a source of its wealth in the ensuing decades to 1956. New and enormous barns, milking parlors, and creameries rose in the landscape in direct reflection of this new activity; larger acreages, extensive pastures and cropland necessary to produce feed and fodder for the dairy herds

were acquired and cultivated. The advance of milk distributing cooperatives, of pasteurizing and the manufacturing of dairy products, and the new technology of sanitation, refrigeration and transportation were the significant advances of the period between the two world wars. Not even the judicially decreed end of the milkshed monopoly could stem this growth.

The increasing prosperity of the post-Civil War period was reflected in many additions to existing farmhouses and barns, and in the appearance of considerable numbers of new buildings in the favored parts of the County. These generally were balloon-frame structures, commodious two-story clapboarded buildings of approximately Queen Anne style and usually painted white. They did not reflect architectural taste so much as what one found in the popular magazines of the period, many of these addressed to the needs of the rural homemaker. Hearth cooking had passed, and stoves, bathtubs and even water closets were appearing as stable household fixtures.

### Beginnings of Suburban Growth

Large scale, organized land development and homebuilding began in the rail commuter and trolley car era, a period dated approximately 1875 - 1925. In this half century a standardized suburban equivalent of the city row house can be defined. "Peerless Rockville" and Takoma Park had been commenced by the progressive homebuilder and his customer, the railroad commuter, by the end of the 1880's; summer hotels and boarding houses from Takoma Park to Boyds were common. The trolley car soon spawned other settlements along its right of way, notably Chevy Chase. Suburban communities like Washington Grove were in being before 1925 when the automobile became an irrevocable transportation commitment.

What was more notable in homebuilding is the growth of a vertical trust, comparable to tendencies in industrial history where the same business interest controlled every step from the ownership of new materials to the distribution of the final manufactured products. Montgomery County's suburban equivalent was the Chevy Chase Land Company whose large-scale land purchases were reinforced by the ownership or controlling interest in the trolley line that ran out Connecticut Avenue to Chevy Chase Lake; the planning, design and landscaping of entire communities like Chevy Chase Village; the building, scale and financing of homes; and a continued interest in community welfare for many years before, during and after the building process. The Land Company, more than a century old, is today an historically significant institution in a County whose main business for half a century has been and is, development.

Many decisive locations in the County had been set by natural resources, roads or other determining factors before the coming of the railroad and modern suburban growth. Such place names as Cabin John, Glen Echo and Bethesda are rich in historical associations. Nationally important institutions were here, such as the Carnegie Institute for Terrestrial Magnetism at Derwood, Chestnut Lodge psychoanalytic institution, or the Glen Echo Chautauqua that echoed to the words of William Jennings Bryan and other national figures. This early institutional development foreshadowed the later appearance of the National Institutes of Health and the Naval Hospital in the fortuitously named Bethesda, or the Atomic Energy Commission, National Bureau of Standards and the Naval Ship Research and Naval Ordinance Development Center, the Naval Ordinance Laboratory and the Army Map Service--all with employment in the thousands.

The large and rapid growth of Washington during the first World War, when the metropolitan population first flowed across the County's southern boundary, made 1920 an historical watershed year.<sup>3</sup> The population census of that year found the once agricultural County had become suburban. The larger part of the County's area still lay in farms, but the farm population had been far exceeded by the number of those working for the Federal government and the growing numbers engaged in real estate, construction and the varied tasks of development. To these were soon added the ranks of teachers, retailers and other service workers.

Joined irrevocably to the capital city, and reflecting its spurts of growth as wars and depressions imposed sudden burdens on the national government, Montgomery homebuilding first responded to this relationship in World War I. In the years immediately following 1918 it became evident that a continuing high level of steady Federal employment and the related activities of regulation, judicial enforcement, purchasing and legislative decision-making were not to recede to pre-war levels. In this period the close-in suburbs grew apace. Montgomery County received more than its share of this growth because no natural barrier like the Potomac or Anacostia Rivers obstructed the city's growth to the northwest. Between 1920 and 1930 the County's population increased 40 percent. When the advent of the New Deal in 1933 swelled the Federal establishment once again, this growth was more evenly distributed because of new bridges and roads, and further diffused by the popular use of the automobile.

The 1920's was the age of bungalows, modestly-scaled one-story dwellings which featured the sheltering gable and the wrap-around porch, a deeply indented, shadowy facade. Wood was the prime material, of course, and the balloon frame with its light 2 x 4 construction prevailed. Given its small size and economy this was a true suburban house style, a standardized architecture well adapted to the building conditions of a period in which organized subdivisions had become the principal form of homebuilding and the single family house its characteristic product.

In 1926, the Maryland-National Capital Park and Planning Commission was established, preceded a decade earlier by the Washington Suburban Sanitary Commission. These bi-county agencies provided a guidance to development in the lower County that other parts of the Washington metropolitan area would not have for another twenty years. While it may be true that "development follows sewer lines," many important aspects still responded to zoning, subdivision regulations, building codes and the comprehensive planning of schools, parks, commercial areas and other services.

While some very fine, individually designed homes were built in the 1930's, most housing was associated with middle-income demands, reflected in the taste for Americana that popularized the Cape Cod cottage. When hundreds of such identical dwellings covered the rolling hills up Colesville Road on Georgia Avenue it was clear that no New England village had been recreated but something altogether new.

Suburban development took off, winging toward larger and more comprehensively planned communities. New types of housing diversified development. One notable instance, the garden-type apartment, first appeared in 1936 when the Falkland

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<sup>3</sup> According to the Federal Census for this year, it marked the first time that more people were living in cities than in rural areas.

Apartments, just across the District Line on 16th Street, were built. The first high-rise apartments came to the same area only 15 years later in 1951.

The development pattern of Montgomery County assumed a radial corridor form, long before this was legitimized in the formal plans of 1964 and 1969. "East and west of the crick," as Democratic County Boss E. Brooke Lee defined it, the pattern was marked by Wisconsin and Georgia Avenues, the protected valley of Rock Creek Park lying between these routes. To the south and west the Potomac Valley, further defined after 1933 by the Federally-owned Chesapeake and Ohio Canal, and to the north and east by the Patuxent River, the historical boundaries of the County were reinforced by stream valley parks, water supply reservoirs and provisions for storm water drainage around which open spaces much development clustered. This metropolitan structure was decisive.

### Modern Transportation Patterns

Throughout Montgomery County ridge roads were predominant, possibly because the native forest was thinner here than in the valleys, or the drainage more favorable for early road building. Some reflect the many-veined transportation networks of the past--the routes followed by migratory animals, Indians, and early settlers. What became turnpikes frequently were paralleled by trolley car lines and today by Metro lines.

That traditional pattern was drastically changed by the Capital Beltway, the most powerful structuring influence Montgomery County has known. By providing a high speed, high capacity east-west route across "the crick"; by encouraging more trips to new suburban destinations; by changing time-space relationships in ways that created new industrial sites, new school locations, new shopping centers; and not least by linking the County to other suburban areas in Maryland and Virginia, and to the interstate expressway system--something altogether new came into being. The suburban belt leaped outward another twelve to thirty miles, translated into only that many minutes of the new travel time. Suddenly suburbia was everywhere. The entire County, not so long ago a well-defined agricultural area, was potential suburb, limited only by the "wedges and corridors plan" and its many-fanged constraints such as the 10 year water and sewer plan and the "Adequate Public Facilities" ordinance. The day of the 100-mile round trip commuter had arrived.

### Architectural Trends -- An Overview

Thus in a capsule is described Montgomery County's three hundred years of changing settlement patterns. But what did it look like as the County make the transition from Indian rock overhangs on hunting paths and pioneer log cabins to the split-level ranch houses, garden apartments, condominiums, shopping centers and community colleges of today?

By 1760 the fortunate few who had brought wealth with them from Tidewater, or had settled on the limited acreage of good soil in Montgomery, replicated the Georgian mansions of their homeland. In Laytonsville and its vicinity examples still survive. The mansions were built of red brick, with white painted wooden trim, roofed with slate or wooden shingles.

Unlike Annapolis, there is little evidence that in Montgomery County creative architecture was at work. The formal architecture was taken, plan, elevation, details and specifications from the pages of builder's guides; the vernacular architecture of the

backwoods from oral tradition and the empirical conditions of purpose, site, available materials and skills. Montevideo, built by the Peter family near Seneca as a sandstone echo of their Tudor Place mansion on a Georgetown terrace, is in Montgomery terms an ambitious building; but by comparison with its original, or other mansions of Tidewater Maryland and Virginia, it was modest indeed.

Montgomery's piedmont resources of clay and building stone contributed heavily to its architectural character, once more substantial building commenced. Locally-made brick continued Tidewater architectural traditions. With water-powered saw mills, even the wood houses responded to the great efficiency, convenience and economy of post-and-beam construction, especially for large barns. The log building retreated into the mountains in isolated locations.

If fine architecture of academic styles is not abundantly to be found in Montgomery, the vernacular folk styles of farm houses and rural buildings are an historical resource worth emphasizing.

The physical heritage of the early agricultural boom by 1840, and of the Metropolitan Branch in the 1870's, is reflected in the simplified Federal architecture of the early farm buildings, typically built of brick or stone, and the late Victorian (Queen Anne) farmhouses that generally were constructed of wood in clapboard fashion. These, together with the surviving log houses (many now covered by clapboards) make up most of Montgomery County's rural architectural patrimony.

The English barn and the larger German bank barn trace the areas of settlement better even than the homes of the settlers, documenting the different forms of agriculture as well as the variations of the building art. The related buildings of piedmont farmstead--privies, kitchens, laundries and domestic dependencies, houses for hens and pigs, small barns, smoke houses, and, of course, the tobacco curing barn (here were built of unchinked logs for air curing the leaf)--also document the vernacular architecture as well as agricultural practices.

If the formal architecture of eighteenth-century Tidewater was largely irrelevant to Montgomery County conditions, and Federal architectural styles were greatly simplified, the first flush of agricultural prosperity coincided with the national interest in the Greek revival. This style was associated with the eminent Benjamin Henry Latrobe, much of whose architectural career was in Washington and Baltimore and who was no stranger to Montgomery County. For many decades the importation of other architectural fashions would continue as the main characteristics of County architecture.

Architecture also made its mark in industry. The building of the Chesapeake and Ohio Canal, with its system of locks, lockkeeper's houses, taverns, warehouses and urban development made it a notable achievement, "a monument to transportation progress that remains today as the finest relic of the canal era in America."<sup>4</sup>

The coming of the railroad and the trolley and the trolley lines introduced new building types. Many of the large wood frame farm houses attained that size because they served as summer boarding houses. Summer hotels were also built in impressive numbers.

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<sup>4</sup> National Park Service, Potomac Valley, Washington, 1965, p. 15.

At Washington Grove, a summer camp meeting was established in 1874 and 268 acres purchased by the Methodist General Assembly, and soon year-round houses began to rise around the assembly hall with its nearby hotel, depot and cottages.

With increasing prosperity, larger and more ambitious buildings appeared. With an increasingly suburban character, the influence of urban centers of taste and architectural professionalism was inescapable. Thus one looks to those molders of fashion, the popular writings of Andrew Jackson Downing or Godey's Ladies Book and many later similar authorities for the source of Gothic revival houses and churches, wooden clapboard Queen Anne farmhouses, and the darker shingle style houses of Chevy Chase and the early suburban communities. Italianate houses, like Rocklands, near Seneca, reflected these imported tastes.

Vernacular architecture is an expression of traditionalism, and the continuity it provided Montgomery's architecture was modified only as the decorative trappings of successive eclectic styles of the nineteenth century were registered in the detail of lintels, bargeboards, cornices, bracketting and porches. Little was altered in the structure itself, its foundations, walls and roofs, the basic plans.

Commercial buildings--stores, hotels, inns, and other types--until 1920 were rarely more than two stories high, and few remain from earlier than the 1880's when they responded to the taste for Romanesque and Second Empire styles.

The trolley era greatly diffused residential settlement, but it also contributed to recreational and cultural development. At Glen Echo the Chautauqua movement produced educational benefits, and later Washington's most enduring amusement park at the end of a memorably cool and leafy ride along the Potomac palisades. At Chevy Chase Lake, the generators that powered the trolley lines brightened the summer nights for music and dancing--at least until midnight when they were shut down for use the next morning. Access to Great Falls and other natural beauty spots was a further romantic attraction in the days before the automobile. All of these developments had florid architectural expression and significance, but in too many cases their evidence has vanished except in old photographs.

Montgomery's churches were diverse and became more so. Roman Catholics were numerous, but the Methodists became the County's most populous faith. Baptists and Presbyterians were also important denominations. Little of architectural distinction marked the growth of these frontier churches or the schoolhouses they brought into being before the rise of public education.

Earlier schools had been sponsored by churches or private academies, and some churches also served as schoolhouses; but public education came to Maryland in 1860 when a countywide public school system was inaugurated and three schoolhouses were authorized in Berry's District, four each in Medley's and Rockville districts, two in Cracklin, and one in Clarksburg; and the existing Darnestown school was incorporated into the public system. Numerous private academies also served the County. All were humble vernacular buildings, exemplified by the one-room Seneca Schoolhouse on River Road.

Suburban development introduced an entirely new element into the history and physical environment of Montgomery County, in part resting upon earlier historic beginnings and in part representing something altogether new. Themes of continuity and

discontinuity must thus be explored, and it is clear that until now not enough study has been given to the distinctive origins of the suburban county. From 1873 on, urban sophistication in living styles, the growth of public services, and commuter transportation stimulated a growth in environmental quality as well as in population and urbanization. Buildings became larger and more complex, more of them reflected formal architectural design, and the work of known architects. Urban densities and design characteristics appeared as the once provincial County had embarked upon its ultimate career of absorbing influences from nearby urban centers as well as from distant parts of the nation.

The beginning of the railroad suburbs, of Takoma Park (1885), Kensington and Garrett Park (1886), Forest Glen (1887), Woodside (1889), and Rockville (1890) were but fragments, however, compared to the comprehensive development of Chevy Chase. Called "the most visionary investment in Montgomery County real estate in the late 1880's," Chevy Chase brought to local application the Boston suburban experience that had created Newton and Chestnut Hill. In 1887 Francis G. Newlands commenced the assembly of 1,700 acres, the chartering of the Rock Creek Railway (1888) to Chevy Chase Lake, and the development of Chevy Chase Village just beyond Chevy Chase Circle to the designs of Architect Leon E. Dessez. The community that emerged from these sustained efforts was one of shingle-style houses, elm-lined streets, and public buildings--all controlled by strict architectural standards. The early fox hunting was succeeded by golf, and numerous country clubs sprang up to accommodate the enthusiasts.

As the modern suburban County contemplates its heritage of nearly three centuries from the first explorers and settlers to the commuters and subdivision-builders of today, vestiges of the entire historical panorama are to be found. A wealth of building types and styles, in grand and humbly scaled structures, significantly distributed on sites throughout the County illustrates and reinforces the interpretation of the County's history. Much remains to be discovered about most of these buildings and that work is now well advanced. What is already known is the value of this heritage and the importance of preserving it for the future.

## ARCHITECTURAL CHARACTERISTICS

### Early Settlement Architecture (to 1800)

The building traditions of Tidewater accompanied settlers from this region to Montgomery County in the middle-18th century. Here these building forms and techniques were translated into the local building resources of timber and stone, later of brick. Few of these old buildings remain. They are known mainly from photographs taken a hundred or more years ago, from travellers' descriptions, inventories of estates and other evidence. These buildings were small structures, one or two rooms, mainly built of logs, but sawmills were in operation along the Northwest Branch from the 1740's and their product in heavy timber structures was evident. These earliest buildings had steeply pitched roofs (often dormers), a style that prevailed until about 1800.

The log buildings were associated with poverty and isolation. From early times there was a marked tendency to escape this primitive form of building by covering it with clapboards and white-washing or plastering the interior. Montgomery long remained in its original forested state, and tax assessment records of 1783 describe a County composed largely of timbered land.

### Some representative buildings:

Clifton, Ashton  
Valley Mill House, Colesville  
Cooke House, Redland  
Moneysworth Farm, Clarksburg  
Etchison-Warfield House, Etchison  
Mt. Pleasant, Poolesville  
Magruder Blacksmith Shop  
Gitting's Ha-Ha  
John Poole House, Poolesville



## EARLY SETTLEMENT ARCHITECTURAL CHARACTERISTICS (to 1800)

More of a designation than a style, these structures can be considered an American vernacular form. The earlier examples are generally log houses.

- Rubble stone foundation
- Simple, unbroken rectangular form
- Frequently log construction or uncoursed stone construction
- Weatherboard siding
- Steep gabled roof with exposed rafters at eaves
- Stone/brick exterior chimney
- Six-over-six double-hung windows
- Usually one or two rooms
- Often one-and-a-half stories

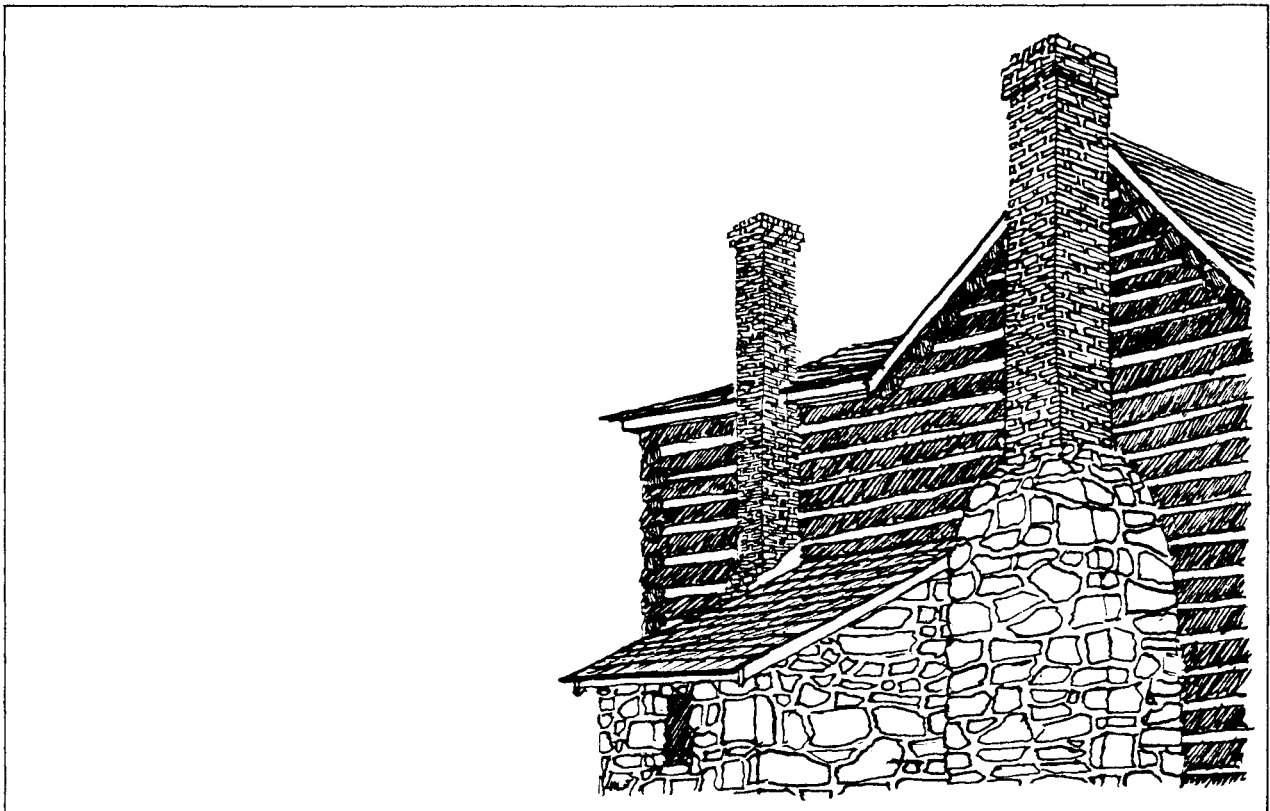


Figure 1. Early Settlement (John Poole House - Poolesville)

## Early Formal Architecture (1750-1850)

### Georgian (1750-1800's)

While stone or brick chimneys are found in early dwellings, entire buildings of brick came only with greater affluence and are associated with the beginnings of formal architecture, typically in the Georgian style. Such buildings are more frequently found in Southern Maryland from which many Montgomery settlers came. But brick was an early material in the Quaker settlements around Sandy Spring, and such houses as Woodlawn and Norwood, built by the Thomas family, early contract builders, show the brickbuilder art from an early period. The Hayes Mansion is probably the best example of a formal mansion, although, like all old houses, it has since undergone a number of alterations.

Brick houses with some Georgian lines or influences:

- Hayes Manor, North Chevy Chase
- Woodlawn, Sandy Spring
- Norwood, Sandy Spring
- St. Paul's Church, Rock Creek Cemetery
- Cherry Grove, Ashton
- Chiswell's Inheritance (c. 1800), Poolesville
- White-Carlin Farm (c. 1800), Bucklodge

### Federal (1800-1850)

While echoes of Tidewater's Georgian architecture are evident in a few mansions, and some traces may be found in the early Sandy Spring houses, formal architecture did not really appear in Montgomery County until the Federal architecture of about 1800. Brick was the common material but quarried stone was also adapted to the style. Centers of Federal architecture, Montgomery's first important building style, were Brookeville and Poolesville. The Federal style was also translated into frame buildings.

Federal:

- Heritage House, Brookeville
- Dr. Thomas Poole House, Poolesville
- Beall-Dawson House, Rockville
- St. Mary's Church, Rockville
- Black Rock Mill, Dawsonville
- Unity Tavern, Unity
- Sandy Spring Meeting House, Sandy Spring
- Montevideo, Seneca
- Davis House, Hyattstown

## GEORGIAN ARCHITECTURAL CHARACTERISTICS (1750-1800's)

The Georgian style reflects Renaissance ideals made popular in England by architect Indigo Jones. It is a classical style based on the work by sixteenth century Italian architects such as Palladio, who in turn had freely adapted Roman Classical forms. Montgomery County's examples are mostly adaptations.

- Stone foundation
- Simple symmetrical rectangular form
- Usually brick construction
- Center entrance with ornamented pediment, entablature and flanked by pilasters or columns
- Gabled roofs (often hipped elsewhere)
- Six-over-six double-hung windows
- Classic ornament, especially roof cornice
- Gauged-brick trim, flat-arch lintel



Figure 2. Georgian (Woodlawn House - Sandy Spring)

## FEDERAL ARCHITECTURAL CHARACTERISTICS (1800-1850)

The Federal style was one of the earliest formal styles in American architecture. It is noted for the lightness and delicacy of its ornament and proportions--derived from the early Georgian.

- Stone foundations
- Rectilinear form
- Gable roof with less pitch than Georgian
- Door and windows of slender proportions often with fan and oval transoms
- Mainly six-over-six double-hung windows, slender glazing bar
- Exterior ornament confined to porch or entrance and cornice
- End chimney; often parapet gable ends
- Roof material: slate, shingle, or standing seam metal



Figure 3. Federal (Montevideo - Seneca)

### Stylistic Revivals (1840-1890)

Montgomery County buildings are seldom reflective of architectural innovation. This conservatism is found in the late adoption of the revivals of 19th century architecture, the first of which was the Greek Revival. Montgomery's most plausible examples of Greek Revival did not appear until the 1850's, represented here almost exclusively in church architecture. The important Gothic Revival, which was fully represented in Baltimore and Washington, has but few examples in the County. Revival architecture did not come directly from the pages of Andrew Jackson Downing or other original sources but from the stimulus of other examples that had been seen in the popular press.

#### Greek Revival:

Bethesda Meeting House, Bethesda  
Sugarloaf Mountain Chapel, Comus

#### Gothic Revival:

Greenwood Plantation, Brookeville (c. 1855 remodelling)  
Clover Hill, Brookeville

#### Italianate:

W. W. Sellman House, Comus  
Rocklands, Seneca  
Woodmont Country Club (Bradley), Rockville

#### Romanesque:

Montgomery County Courthouse, Rockville  
St. Mary's Catholic Church, Barnesville

## GREEK REVIVAL ARCHITECTURAL CHARACTERISTICS (1840-1860's)

This style was an early stylistic manifestation of the nation's identity with the Greek Republic. Used for public buildings, churches and banks in the County, although a few examples of residential structures.

- Stone foundations
- Rectilinear form
- Low gable roof with pediment and gable end over entrance
- Heavy cornice or eave
- No arched openings
- Porch or portico with columns
- White or light-colored stone facades

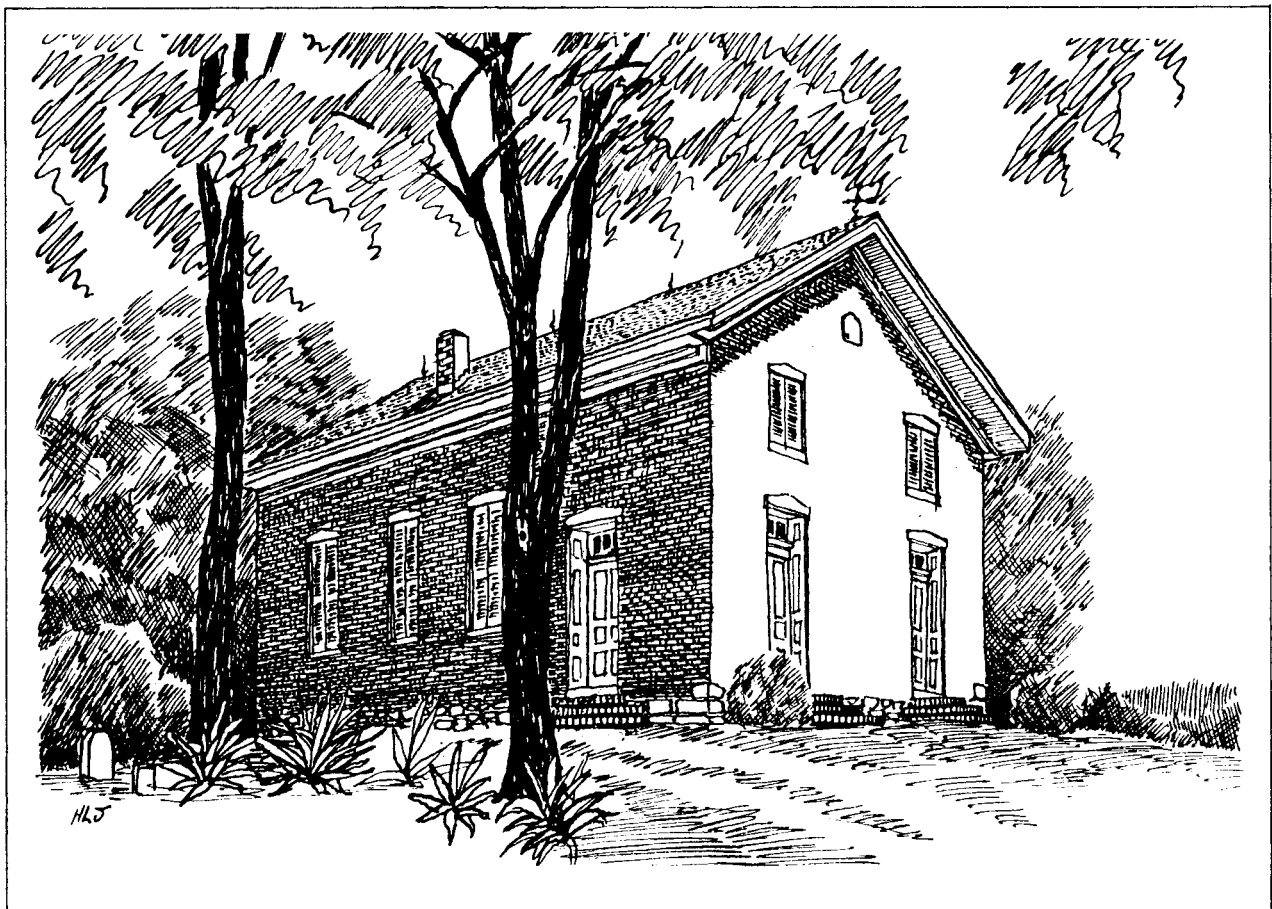


Figure 4. Greek Revival (Sugarloaf Mountain Chapel)

## GOTHIC REVIVAL ARCHITECTURAL CHARACTERISTICS (1840-1890's)

Early Gothic appeared in the County in the mid-to-late nineteenth century, later than in other regions. Jig-saw techniques made wooden decorative elements economically feasible in fascia boards, vergeboards, finials and railings. As pattern books became available more variations of ornamentation appeared through the Victorian Gothic period. By the late nineteenth century, almost every house being rebuilt or remodeled featured the Carpenter Gothic center gable, if not the other decorative trim characteristic of Gothic Revival.

- Rubble stone foundation
- Rectangular house form with planes broken by projections and gables, one-and-one-half story
- Steeply pitched roof with several gables (Gothic Revival); center gable (Carpenter Gothic)
- Emphasis on verticality
- Asymmetrical
- Extensive use of pointed arch, especially in windows
- Highly decorated (Gothic Revival)



Figure 5. Gothic Revival (Mendelssohn Terrace - Browningsville)

## ROMANESQUE REVIVAL ARCHITECTURAL CHARACTERISTICS (1840-1900's)

A heavy and imposing style, the Romanesque Revival was used mostly in urban areas for public buildings and churches, with very few residences represented. Victorian Romanesque introduced combinations of materials, adding varied textures and colors.

- Asymmetrical plan
- Steeply pitched roof
- Towers frequently used
- Semi-circular arches over door and window openings
- Built of brick or smooth finish stone

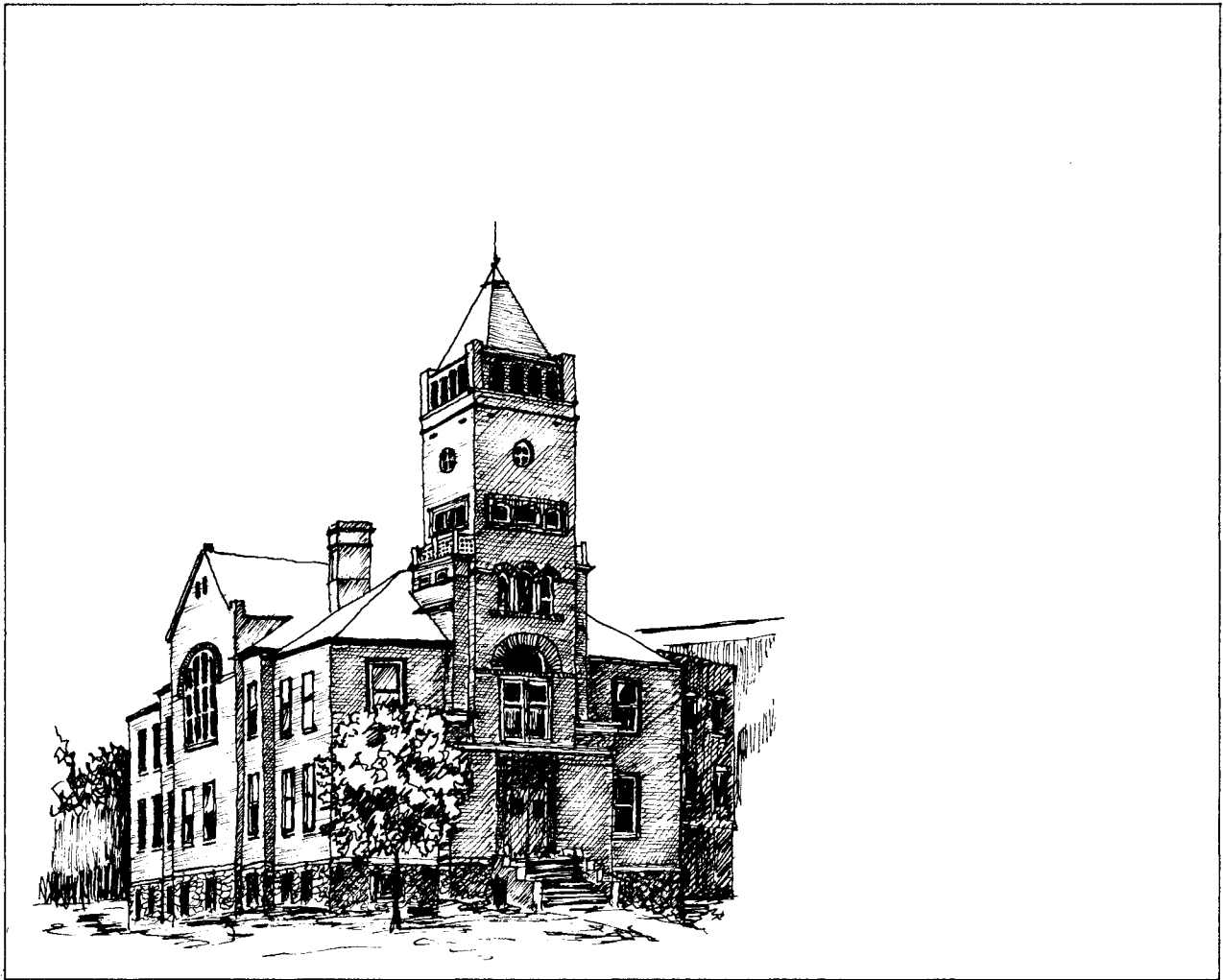


Figure 6. Romanesque Revival (Montgomery County Courthouse - Rockville)



## ITALIANATE ARCHITECTURAL CHARACTERISTICS (1860-1880's)

This stylistic type had as its model the Italian Renaissance architecture. Four types emerged--the Villa, the Renaissance Revival, the Italianate, and the American Bracketed Villa or Second Renaissance Revival.

- Stone foundation
- Square or rectangular house form, two story
- Center entrance with symmetrical window arrangement
- Frame or masonry construction
- Emphasis on cornices, bracketed cornices, lintels and sills
- Porch
- Hipped roof, standing seam metal
- Cupolas, paired chimneys and round-headed windows at attic level of gable, sometimes with tower

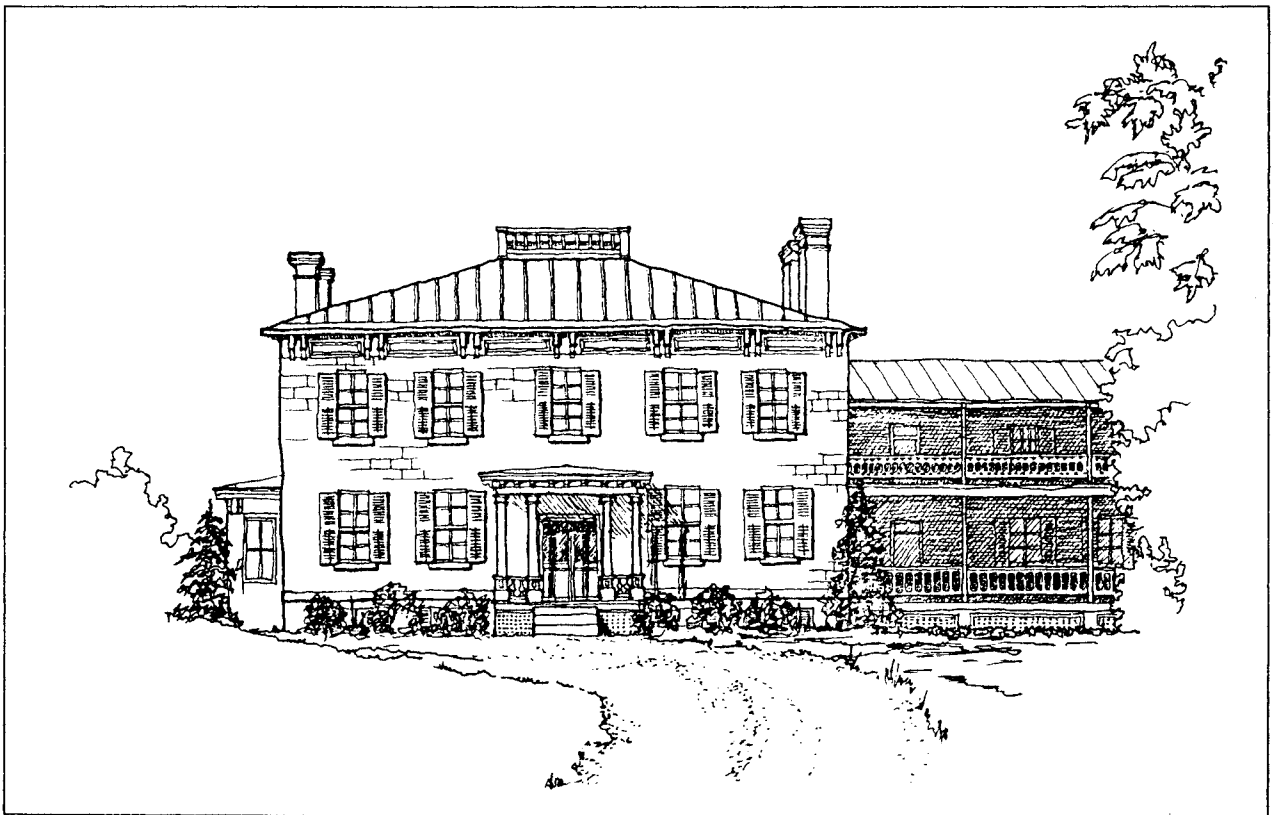


Figure 7. (Rocklands - Seneca)

## Victorian (Stick/Queen Anne/Second Empire/Mansard) (1860-1910)

Coinciding with the prosperity brought to rural Montgomery by the Civil War and in the immediately following decades by the impact of railroad expansion, was the County's most important revival style loosely described as "Victorian," but characterized by the central gable above a symmetrical facade and front porch. This style, predominantly expressed in clapboard, balloon-framed buildings, is found in nearly all building materials and types. By the 1870's when Bonnie Brae was built, the use of the central gable was compulsive and is reflected in the design of Bonnie Brae's barns and the many smaller houses in the Boyds community. Yet compared with other regions, this was a conservative expression, although richly decorated in its cornice bracketting and the carpenter's ornamentation of porches, barge boards and other details. Called "Carpenter Gothic," hundreds of such buildings are found in all parts of the County. Associated with this is the board-and batten wooden building, well illustrated in two churches, St. Marks (Fairland) and Ascension (Gaithersburg).

In the Victorian period (1870 and 1880's) Montgomery's early log houses were largely covered over with clapboards or torn down to be replaced in the new and larger fashion. Cedar Grove (Damascus), Rock Spring, and Mendelsohn Terrace, the Browningsville homestead of the Walkers, illustrate this change.

### Victorian examples:

- Bonnie Brae Barns, Boyds
- Woodlawn Hotel (Chestnut Lodge), Rockville (Mansard)
- Burdette Hotel, Boyds (Mansard)
- Washington Aqueduct Superintendent's House, Great Falls (Mansard)

## STICK ARCHITECTURAL CHARACTERISTICS (1860-1880's)

Deriving its formal characteristics from the Gothic model, this stylistic type anticipated the development of the Queen Anne type.

- Stone foundation
- Frame construction using structural system as a decorative device
- Characterized by angularity, verticality, and asymmetry
- Steep intersecting gable roofs
- Verandas and porches
- Ornate or corbelled chimneys
- Projecting bays
- Towers
- Right-angled boards applied over exterior clapboard surface
- Large two-over-two sash windows



Figure 8. Stick (House in Forest Glen)

## QUEEN ANNE ARCHITECTURAL CHARACTERISTICS (1875-1890's)

Examples of this eclectic style, used mostly for residential buildings, became more common after the 1876 centennial. The basic form of the preceding stylistic models is obscured. It takes on an asymmetrical form with an irregular roof line. Elements and details are highly ornate, such as bracketed cornices and decorative window openings and window lights.

- Brick foundation
- Irregular house form with additive elements such as turrets, corner bays, gables, and complicated intersections of forms
- Frame construction with more than one material used and more than one wood pattern (e.g., board, fish-scale shingle, and diamond shingle)
- Towers, turrets, tall chimneys, porches, bays, and encircling verandas, balconies
- Variety and contrast of forms, textures, materials, and colors
- Roofs with decorative patterns



Figure 9. Queen Anne (Sante House - Rockville)

## SECOND EMPIRE ARCHITECTURAL CHARACTERISTICS (1860-1880's)

This type received its name from Napoleon's grand plans in Paris (1850-1870's). It was popular in this country for public buildings and other "grand" structures, including some of the larger residences.

- Stone foundation
- Square or rectangular house form
- Mansard roof
- Masonry construction
- Heavy window and door moldings
- Heavy quoins or corner boards
- Round-headed dormer windows



Figure 10. Second Empire (Bordley's Choice - Brookeville)

## Architecture Since 1900

The stylistic extravaganza of the early 19th century and Victorian revivals emerged again in the early 1900's with more widely varied origins and with greater correctness. These persist to the present day. The range of styles now included half-timbered Tudor, tile-roofed Spanish and recreations of the American past from the Dutch colonial of the Hudson valley to the shingled fishermen's cottages of Cape Cod. With increasing prosperity the builder's art reflected the owner's whims as well as his taste. Most popular was the "Colonial" or academic Georgian, the latter freely adapted for commercial and institutional buildings. Reflections of the art nouveau, a popular romantic style of the turn of the century, the prairie architecture of Frank Lloyd Wright, and early efforts of the international style can also be found.

### Architects

David Fairchild House (In the Woods), Kensington  
Robert Llewellyn Wright House, Bradley Lane  
Republic Steel House (1934), Huntington Terrace

Edward Clarence Dean  
Frank Lloyd Wright  
Oskar Stonorov  
Alfred Kastner

## COLONIAL REVIVAL ARCHITECTURAL CHARACTERISTICS (1900-1940's)

This style, based on Colonial Georgian, retains a rectangular and symmetrical formal plan. Centered around Rockville Pike, the "estate era" continued in the County until the 1940's.

- Cast stone foundation
- Regular, five bay, symmetrical house form
- Hipped or gable roof with dormers
- Georgian details, often enlarged and exaggerated; columned one-story front porch
- Round-headed dormers, Palladian windows, denticulated cornice and symmetrical chimneys are common

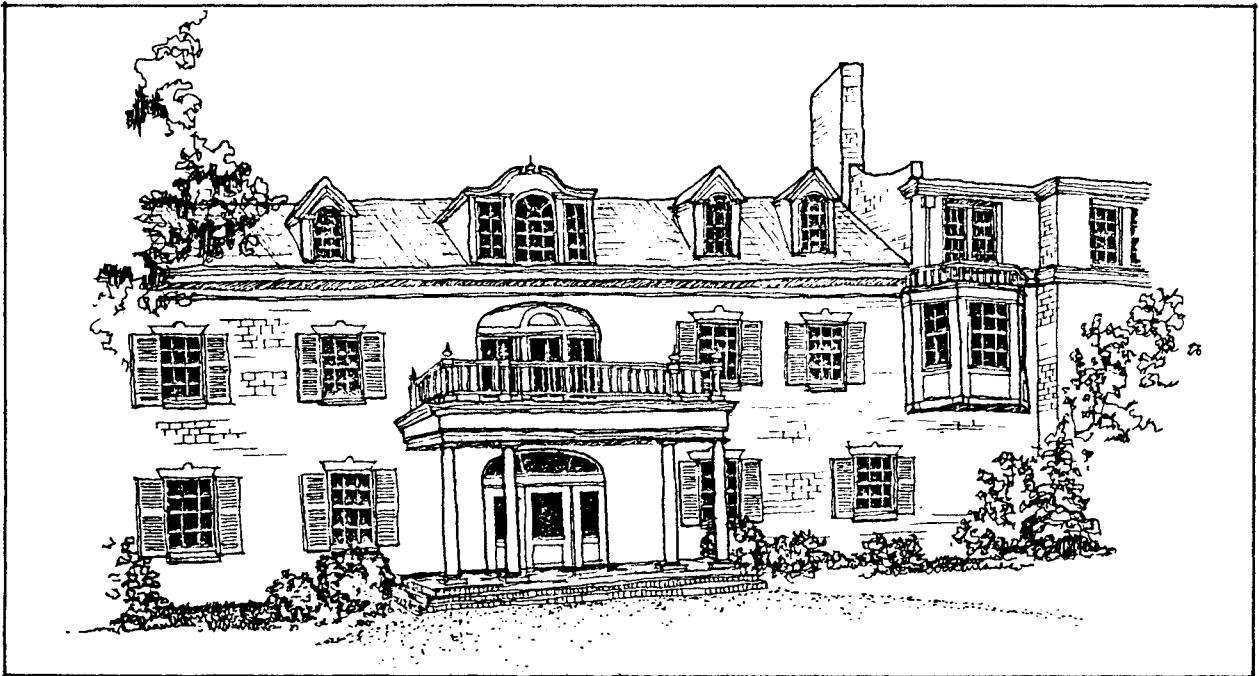


Figure 11. Colonial Revival (Stone Ridge -Bethesda)

## A NOTE ON SOURCES

William Hutchinson made important historical and editorial contributions. Many of the illustrative buildings cited were offered by Michael Dwyer. Other sources of this chapter are the architectural and historical studies of Sugarloaf Regional Trails and other investigations individually pursued as noted in part below.

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### ILLUSTRATIONS:

Figures 1, 4 by Harry Jaecks, SRT artist

Figure 6 by Bob Akers

Figure 8 by Marie Elaine Lanza

All others by Karl Komatsu, AIA



## APPENDIX C: PROPOSED TEXT AMENDMENT

The Montgomery County Zoning Ordinance presently authorizes the Planning Board to permit transfer of dwelling units from one zone to another in excess of the number of dwelling units permitted within the zone to which the dwelling units are transferred, for the purpose of preserving a historic resource; provided that several requirements are met. The proposed text amendment is included to make the requirements for evaluating historic resources in the Montgomery County Zoning Ordinance consistent with those of the Proposed Master Plan and Ordinance for Historic Preservation. Amend Section 59-A-6.1, title "Historic Site--Density Transfer" to read as follows:

59-A-6.1 Historic Site--Density Transfer. Where any tract of land classified in more than one residential zone contains a site, structure, or area of historic significance suitable for preservation, the Planning Board is authorized to permit the transfer of dwelling units from one zone to another in excess of the number of dwelling units otherwise permitted within the zone to which the dwelling units are transferred, for the purpose of preserving ~~the historic site, structure or area~~ an historic resource(s); provided, that all of the following requirements are met:

- (a) ~~The site, structure or area~~ historic resource to be preserved is deemed by the Planning Board to be of such historical value as to warrant preservation. The Planning Board shall base their determination of historic significance upon ~~an assessment of the age and condition of the structure, historic events involving the site, structure or area, personages involved in the history of the site, structure or area, and the historic uniqueness of the site, structure or area,~~ the ability of the historic resource(s) to meet the criteria described in the Ordinance for Historic Preservation in Montgomery County for designation as an Historic Site or District. The applicant requesting a transfer of density under these provisions shall submit such information as the Planning Board may require regarding the historic significance of the site, structure or area.

---- Deletion  
\_\_\_\_\_ Addition

APPENDIX D

Resolution No. 9-532  
Introduced: July 24, 1979  
Adopted: July 24, 1979

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

By: District Council

**SUBJECT: Approval of Final Draft Master Plan for Historic Preservation**

WHEREAS, on April 11, 1979, the Montgomery County Planning Board transmitted to the Montgomery County Council and County Executive the Preliminary Draft of the Master Plan and Ordinance for Historic Preservation; and

WHEREAS, the Montgomery County Council and the Montgomery County Planning Board conducted a joint public hearing on May 21, 1979 wherein testimony was received concerning the Preliminary Draft Master Plan and Ordinance for Historic Preservation; and

WHEREAS, on May 31, 1979, the County Executive conveyed to the Montgomery County Council his comments and recommendations on said Preliminary Draft Master Plan and Ordinance for Historic Preservation; and

WHEREAS, the Montgomery County Council and the Montgomery County Planning Board held joint worksessions on June 1 and June 29, 1979, at which time considerations was given to the public hearing testimony and the comments and concerns of the County Executive, the County Attorney and other affected parties; and

WHEREAS, as a result of this process certain revisions were made to the Preliminary Draft Master Plan for Historic Preservation as agreed upon at the joint worksessions of the County Council and Planning Board; and

WHEREAS, by letter dated July 16, 1979, the Montgomery County Planning Board transmitted to the County Council and the County Executive the Final Draft Master Plan for Historic Preservation; and

WHEREAS, said Final Draft Master Plan consists of the Preliminary Draft Master Plan for Historic Preservation with amendments as indicated in the letter from the Montgomery County Planning Board dated July 16, 1979; and

WHEREAS, by letter dated July 24, 1979 the County Executive has indicated to the Council that no further comments will be made by this office on the Master Plan and ordinance for Historic Preservation; and

WHEREAS, on July 24, 1979 the County Council reviewed the Final Draft Master Plan for Historic Preservation and is satisfied that it includes all revisions requested by the Council as a result of the Council's participation in the review of Preliminary Draft Master Plan, and therefore did not conduct a public hearing on said Final Draft Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the County Council for Montgomery County Maryland, as a District Council for that portion of the Maryland-Washington Regional District located within Montgomery County, Maryland, that -

The Final Draft Master Plan for Historic Preservation is hereby approved.

A True Copy.

ATTEST:



Anna P. Spates, Secretary  
of the County Council for  
Montgomery County, Maryland

APPENDIX E

RESOLUTION

MCPB 79-52  
M-NCPPC 79-29

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of Chapter 66D of the Annotated Code of Maryland, is authorized and empowered to make, adopt, and from time to time amend, extend and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to said laws, held a duly advertised joint public hearing with the Montgomery County Council on May 21, 1979, wherein testimony was received concerning the Preliminary Draft Master Plan and Ordinance for Historic Preservation, being a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, 1964, as amended; and the Master Plan of Highways for the Maryland-Washington Regional District, 1953, as amended; and

WHEREAS, the Montgomery County Council and the Montgomery Planning Board held joint worksessions on June 1 and June 29, 1979, at which time consideration was given to the public hearing testimony and the comments and concerns of the County Executive, the County Attorney and other affected parties; and

WHEREAS, as a result of this process certain revisions were made to the Preliminary Draft Master Plan for Historic Preservation as agreed upon at the joint worksessions of the County Council and Planning Board; and

WHEREAS, by letter dated July 16, 1979, the Montgomery County Planning Board transmitted to the County Council and County Executive the Final Draft Master Plan for Historic Preservation; and

WHEREAS, on July 24, 1979, the County Council reviewed the Final Draft Master Plan for Historic Preservation and being satisfied that it included all revisions requested by the Council as a result of the Council's participation in the review of the Preliminary Draft Master Plan, therefore did not conduct a public hearing on said Final Draft Master Plan; and

WHEREAS, the Montgomery County Council sitting as the District Council for that portion of the Maryland-Washington Regional District within Montgomery County, Maryland, on July 24, 1979, approved the Final Draft Master Plan for Historic Preservation subject to the modifications and revisions set forth in Resolution 9-352;

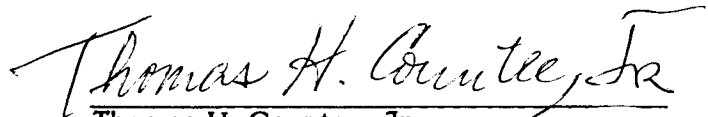
NOW, THEREFORE, BE IT RESOLVED; that The Maryland-National Capital Park and Planning Commission hereby adopts the Master Plan for Historic Preservation, together with the modifications and revisions enumerated in said Council Resolution Number 9-352, said plan consisting of a map and descriptive matter and being an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, 1964, as amended; and the Master Plan of Highways for the Maryland-Washington Regional District, 1953, as amended; and

BE IT FURTHER RESOLVED, that these amendments and appropriate certificate of adoption shall be recorded on the maps, Plan, and descriptive matter; said certificate shall contain the signature of the Chairman, Vice-Chairman, and Secretary-Treasurer of this Commission; and

BE IT FURTHER RESOLVED, that an attested copy of the Plan and all parts thereof shall be certified by the Commission and filed with the Clerks of the Circuit Court of Montgomery and Prince George's Counties, Maryland.

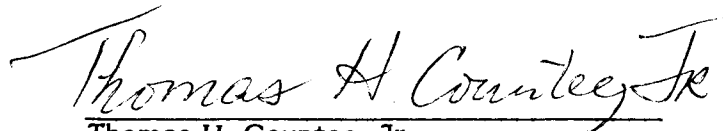
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This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Granke, seconded by Commissioner Keeney, with Commissioners Hanson, Granke, Heimann, Krahnke and Keeney voting in favor of the motion, at its regular meeting on Thursday, September 6, 1979, in Silver Spring, Maryland.

  
Thomas H. Countee, Jr.  
Executive Director

\*\*\*\*\*

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Granke, seconded by Commissioner Hanson, with Commissioners Brown, Burcham, Granke, Hanson, Shoch, and Krahnke voting in favor of the motion, with Commissioner Keeney being absent, and Commissioners Churchill and Heimann being temporarily absent, at its regular meeting held on Wednesday, September 12, 1979, in Silver Spring, Maryland.

  
Thomas H. Countee, Jr.  
Executive Director

THC:JAC:nm

## NOTES