

*An Amendment* \_\_\_\_\_  
**TO THE MASTER PLAN FOR  
HISTORIC PRESERVATION**  
\_\_\_\_\_ *Approved and Adopted March 2026*



**MCPB NO. 26-29**

**M-NCPPC NO. 26-06**

**RESOLUTION**

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to *Thrive Montgomery 2050* (2022) and accompanying plans; and

WHEREAS, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to procedures set forth in the Montgomery County Code, Chapter 33A, held a duly advertised public hearing on December 4, 2025, on the Public Hearing Draft for the *Rose-Budd House Historic Site: An Amendment to the Master Plan for Historic Preservation*, being also an amendment to the *Master Plan for Historic Preservation in Montgomery County, Maryland* (1979), as amended; *Sandy Spring/Ashton Master Plan* (1998), as amended; and *Thrive Montgomery 2050* (2022), as amended.

WHEREAS, the Montgomery County Planning Board, after said public hearing and due deliberation and consideration, on December 4, 2025, approved the Planning Board Draft Plan for the *Rose-Budd House Historic Site: An Amendment to the Master Plan for Historic Preservation*, recommended that the Montgomery County Council sitting as the District Council for that portion of the Maryland-Washington Regional District lying situate within Montgomery County designate the Rose-Budd House as a Master Plan Historic Site, and on December 18, 2025, forwarded said recommendation to the Montgomery County Executive for recommendations and analysis; and

WHEREAS, the Montgomery County Executive offered no comments thereon; and

WHEREAS, the Montgomery County District Council held a public hearing on February 24, 2026, wherein testimony was received concerning the Planning Board Draft of the *Rose-Budd House Historic Site: An Amendment to the Master Plan for Historic Preservation*; and

WHEREAS, the District Council, on March 24, 2026, approved the Planning Board Draft Plan for the *Rose-Budd House Historic Site: An Amendment to the Master Plan for Historic Preservation* by District Council Resolution No. 20-1070.

**Approved As To Legal Sufficiency**  
**/s/ Matthew T. Mills 4/1/2026**  
**Office of the General Counsel**

NOW, THEREFORE BE IT RESOLVED, that the Montgomery County Planning Board and The Maryland-National Capital Park and Planning Commission do hereby adopt the said the *Rose-Budd House Historic Site: An Amendment to the Master Plan for Historic Preservation*, together with *Thrive Montgomery 2050*, as amended, and as approved by the District Council in the attached Resolution No. 20-1070; and

BE IT FURTHER RESOLVED, that copies of said Amendment must be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court for both Montgomery and Prince George's Counties, as required by law.

\*\*\*\*\*

This is to certify that the foregoing is a true and correct copy of Resolution No. 26-29 adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission at its regular meeting held on Thursday, April 16, 2026, in Wheaton, Maryland on the motion of Commissioner Hedrick, seconded by Commissioner Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Linden and, Commissioners Bartley, Hedrick and Pedoeem voting in favor of the motion.



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Artie L. Harris, Chair  
Montgomery County Planning Board

This is to certify that the foregoing is a true and correct copy of Resolution No.26-06, adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Geraldo, seconded by Commissioner Okoye, with Commissioners Bartley, Geraldo, Harris, Hedrick, Jenkins, Linden, Matthews, Okoye, and Pedoeem voting in favor of the motion, at its meeting held on Wednesday, May 20, 2026, in Wheaton, Maryland.



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William Spencer  
Acting Executive Director



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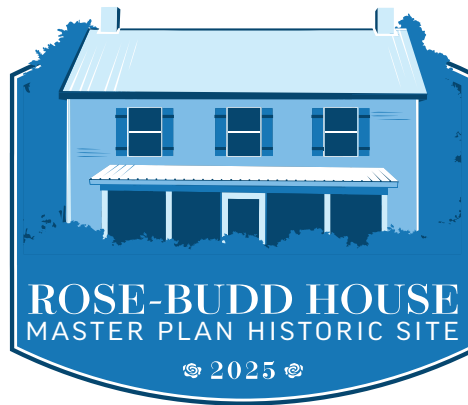
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## EXECUTIVE SUMMARY

*The Rose-Budd House Master Plan Historic Site: An Amendment to the Master Plan for Historic Preservation* contains the text and supporting documentation for the amendment to the *Master Plan for Historic Preservation in Montgomery County, Maryland* (1979), as amended; and *Thrive Montgomery 2050* (2022). This amendment addresses a private home and associated parcel located at 18583 Brooke Road, Sandy Spring. In 2023, the current owner requested that the property be evaluated for potential listing and protection under §24A of the Montgomery County Code. In July 2025, the Historic Preservation Commission (HPC) recommended that the Planning Board list the subject property in the *Locational Atlas and Index of Historic Sites* and requested that the County Council approve an amendment to the Master Plan for Historic Preservation to designate the Rose-Budd House as a Master Plan Historic Site. On December 4, 2025, the Planning Board concurred with the HPC's recommendation, listed the site in the *Locational Atlas and Index of Historic Sites*, and recommended designation in the *Master Plan for Historic Preservation*. On March 24, 2026, the County Council approved the Planning Board Draft Amendment.



Figure 1: Rose-Budd House, date unknown.

Source: Budd Family Collection, Romaine Rose. Sandy Spring Museum Archive.

# The Maryland-National Capital Park and Planning Commission (M-NCPPC)

The Maryland-National Capital Park and Planning Commission (Commission) is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties. The Maryland-Washington Regional District (M-NCPPC planning jurisdiction) is composed of 1,001 square miles, while the Metropolitan District (parks) contains 919 square miles in the two counties. The Commission is charged with preparing, adopting and amending or extending *Thrive Montgomery 2050*, a general plan for the physical development of the Maryland-Washington Regional District in Montgomery County. The Commission operates in each county through Planning Boards appointed by those county governments. The Planning Boards are responsible for implementation of local

## Master Plan for Historic Preservation

The *Master Plan for Historic Preservation* is a functional master plan with countywide application. The plan and §24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When a historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as a historic site or historic district and subjects it to the further procedural requirements of §24A, Historic Resources Preservation.

Designation of historic sites and districts highlights the values that are important in maintaining the individual character of the County and its communities. The County's preservation program is intended to provide a rational system for evaluating, protecting, and enhancing the historic and architectural heritage of the County for the benefit of present and future generations.

The following criteria apply, as stated in §24A-3 of the Montgomery County Code.

### *Evaluation Criterion (1): Historical and Cultural*

The historic resource:

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

### *Evaluation Criterion (2): Architectural and Design*

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.

## The Process of Amending the Master Plan for Historic Preservation

The Staff Draft Plan (composed of the Master Plan Historic Site Designation Form and the Historic Preservation staff report) is prepared for presentation to the HPC. The Staff Draft Plan reflects the recommendations of the Historic Preservation staff. The HPC holds a public hearing and receives testimony, after which it holds a public worksession to review the testimony and revise the Staff Draft Plan as appropriate. When the HPC's changes are incorporated, the document becomes the Public Hearing Draft Plan.

The Public Hearing Draft Plan reflects the HPC's recommendations for amending the *Master Plan for Historic Preservation*. The Planning Board holds a public hearing and receives testimony, after which it holds a public worksession to review the testimony, consider the analysis and recommendations provided by the HPC and Historic Preservation staff, and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The Planning Board Draft Plan is the Planning Board's recommended Plan and reflects its revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master

plan amendment to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Planning, Housing & Parks Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, revises the Planning Board Draft according to its assessment of which resources and districts should be designated, then adopts a resolution approving the final amendment to the *Master Plan for Historic Preservation*.

After Council approval, the plan is forwarded to M-NCPPC for adoption. Once it has been adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

## Implementing the Master Plan for Historic Preservation

Once they have been designated in the *Master Plan for Historic Preservation*, historic resources are subject to protection under §24A, Historic Resources Preservation, of the County Code. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the HPC, and a Historic Area Work Permit (HAWP) must be issued under the provisions of §24A-6 of the County Code. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the master plan amendment, the environmental setting of each site, as defined in §24A-2 of the County Code, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County with adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment may provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with

the site that should be protected as part of the setting. For most of the sites designated, the appropriate point at which to refine the environmental setting is when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. §24A-6 of the County Code states that a HAWP for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and should maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In many cases, historic resources and their associated parcels are also affected by other planned facilities in a master plan; this is particularly true with respect to transportation right-of-way. In general, when an environmental setting boundary is established for a historic resource, the need for the ultimate transportation facility is acknowledged at the same time, and the environmental setting includes the entire parcel minus the approved and adopted master planned right-of-way. In certain specific cases, however, the master planned right-of-way directly affects an important contributing element to the historic resource. In such cases, the amendment addresses the specific conflicts at the site and suggests alternatives to balance preservation with the implementation of other equally important community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County Code also empowers the Department of Permitting Services and the HPC to prevent the demolition of historic buildings through neglect.

Montgomery County provides a tax credit against County real property taxes to encourage the restoration and preservation of privately owned historic resources. The credit applies to all properties designated in the *Master Plan for Historic Preservation* (§52, Art. VI). The HPC maintains current information on the status of preservation incentives, including tax credits, tax benefits possible through the granting of easements, outright grants, and low-interest loans. In 2001, the County Council passed legislation requiring an owner of a resource in the *Master Plan for Historic Preservation* or the *Locational Atlas and Index of Historic Sites* to disclose the property's historic status to each prospective buyer before signing a sales contract (§40-12A).



Figure 2: Rose-Budd House north-facing façade, 2025. Source: Ottery Group



Figure 3: Rose-Budd House northwest oblique from Brooke Road showing the hedge. Source: Ottery Group

## THE AMENDMENT

This amendment presents the result of the HPC and the Planning Board's evaluation of the Rose-Budd House (M: 15-124), 18583 Brooke Road, Sandy Spring. In December 2025, the Planning Board listed the site in the *Locational Atlas and Index of Historic Sites* and recommended designation in the *Master Plan for Historic Preservation*. In March 2026, the County Council approved this amendment to the *Master Plan for Historic Preservation* to list the property as a Master Plan Historic Site. Therefore, the resource is protected by the Historic Preservation Ordinance, §24A of the Montgomery County Code.

## DESCRIPTION

### Architectural Description

The two-story, frame, side-gabled farmhouse faces north, towards Brooke Road, set back approximately 45 feet from the street. A hedge, a distinguishing landscape feature since at least the 1920s, lines the front of the property. The narrow lot is generally flat and grassy with a sparse woodland emerging as the land slopes downward towards Sandy Spring.

The Rose-Budd House is a two-story, three-bay, ca. 1912 wood frame side-gable dwelling with a rear ell, ca. 1930s-40s one-story rear kitchen addition, and two-story one-bay projection in the interior corner of the ell. The façade (north elevation) is three bays wide and sheltered by a nearly full-width, one-story, shed-roof, screened-in front porch. The home rests on an above-grade, parged, uncoursed stone foundation. The main section of the house has a cross-gable metal panel roof with boxed eaves and returns, while the porch, one-story rear kitchen and two-story rear bump-out have metal panel shed roofs. Three brick interior end chimneystacks rise from the building's gable roof, one at each of the house's east and west ends, and another at the south end of the rear ell. The house is clad in cementitious fiberboard lap siding. The roof and chimneystack and cladding materials are all contemporary, and replaced earlier metal roofing and corbeled brick chimneystacks, and wooden lap siding after a 2020 fire. The home's windows are typically simulated divided lite two-over-two, double-hung vinyl sash windows, and the windows on the façade and southwest and northeast elevations of the original home have modern, fixed board-and-batten shutters.



Figure 4: Rose-Budd House southeast oblique, 2025. Source: Ottery Group.



Figure 5: Rose-Budd House west elevation, 2025. Source: Ottery Group.



Figure 6: Portrait of Perry and Amanda Budd, date unknown.  
Source: Budd Family Collection, Sandy Spring Museum Archive.

## Statement of Significance

The Rose-Budd House at 18583 Brooke Road has stood in the historic Black enclave in Sandy Spring, Maryland, for over 113 years. The house was constructed ca. 1912 by Perry Budd (Richard Perry Budd) and since that time has remained almost constantly in the possession of his descendants, largely through matrilineal descent. Perry Budd was a successful teacher and education administrator whose path represents the advanced academic success of Black residents in the Sandy Spring community. The Budd family, present in Sandy Spring since the early 1800s, were founding settlers of several of the mid-nineteenth century free Black communities in the Sandy Spring area and every generation of the Budd family contributed not only to key causes which empowered the growth of the Black community, but to the operations and social and physical development of the Sandy Spring Quaker lifestyle. The Rose-Budd House is one of the few remaining extant structures from the early twentieth century along Brooke Road which embodies the longstanding and historical middle-class Black community in Sandy Spring, and one of the only historic resources associated with the Budd family. The house is locally significant for its association with the growth and development of Sandy Spring's Black community and for its association with Perry Budd and his family.

## The Historical Settlement of Sandy Spring

Beginning in the early 1700s, members of the Snowden, Brooke, and Thomas families patented and settled thousands of acres of Montgomery County, including tracts known as “Snowden’s Manor”, “Charley Forrest” and “Addition to Charley Forrest”. These families founded a white Quaker community around a fresh spring site and called it Sandy Spring. Also known as the Religious Society of Friends, Quakers are a protestant religious denomination founded in England who started to settle in the colonies after 1681. Their defining creed champions peace, equality and community, and they became early adopters of the American abolition movement. In the Sandy Spring area, the Quaker community consisted almost exclusively of agriculturalists known for their exploits and studies in farming.



Figure 7: Sandy Springs Friends Monthly Meeting (built 1817), photo taken circa 1920.

Source: National Photo Company Collection, Library of Congress Prints and Photographs Division.

While many Quakers in Sandy Spring and nearby Brookeville initially relied on enslaved labor, the Maryland Yearly Meeting issued a ruling in 1760 discouraging involvement in slavery. The Quakers of Sandy Spring were among the first in Maryland to systematically manumit their enslaved workforce. By the early 1800s, virtually all members of the Sandy Spring Monthly Meeting had freed the people they held in bondage. Several well-known local Quaker families, including the Brookes, Moores, and Bentleys, not only manumitted enslaved individuals but also supported their transition to freedom, providing land, education, or employment opportunities.

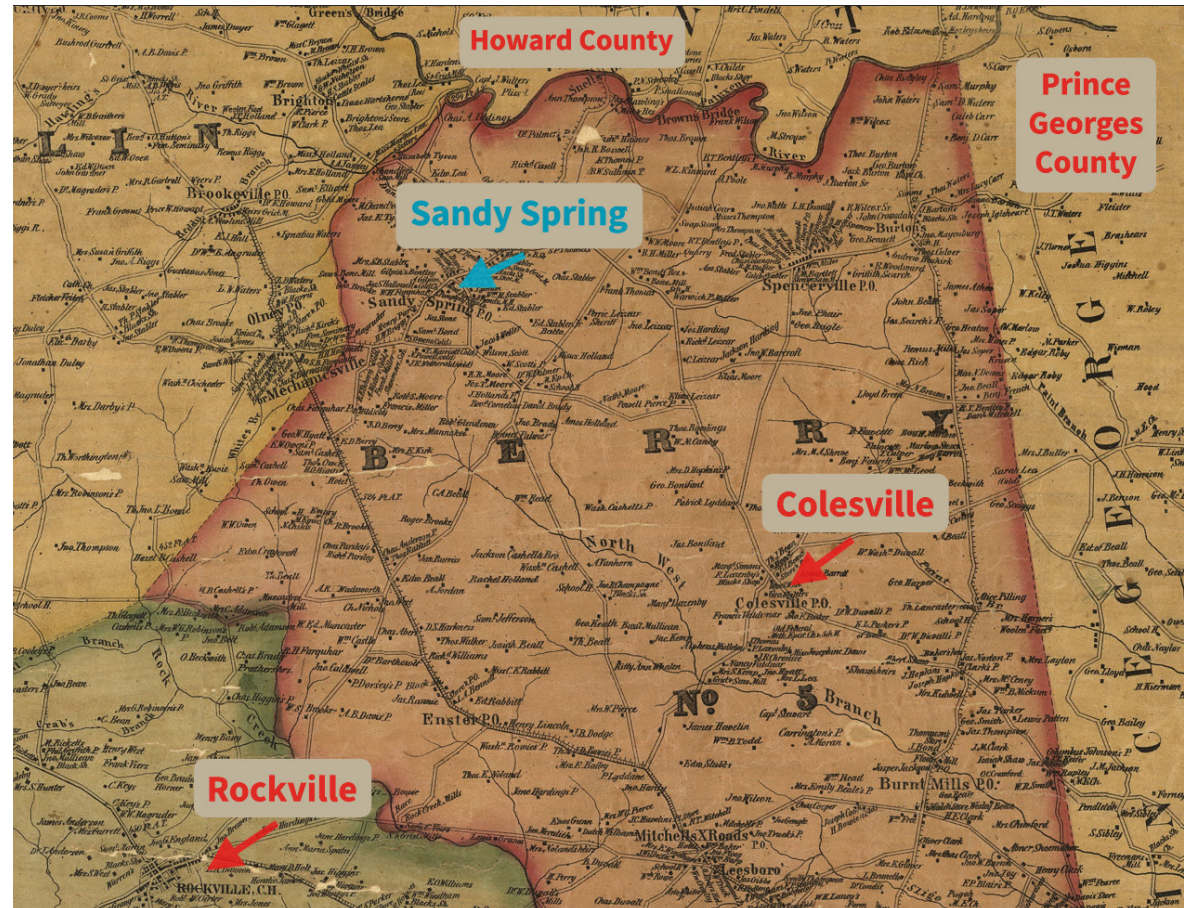


Figure 8: Martenet and Bond’s Map of Montgomery County, Maryland, 1865. Blue arrow indicates Sandy Spring, Red arrows and notations indicate surrounding sites.

Source: Library of Congress.

Several free Black communities developed north of Sandy Spring's locus, along the road eventually known as Brooke Road. The Black community around the intersection of Brooke Road and Chandlee Mill Road was considered part of Sandy Spring, whereas further down the road, a community named "Cincinnati," later renamed "Brinklow," developed along Brooke Road north of its intersection with New Hampshire Ave (Rte. 650). Elsewhere in Montgomery County, Black neighborhoods developed largely as standalone communities, whereas the Black community in Sandy Spring and Cincinnati existed as enclaves within the white community because of the relative interracial good will with the Quakers.

The Black community played a pivotal role in the agricultural success of the Quakers in Sandy Spring. By the 1840s, the farmland in Montgomery County had been stripped of nutrients by over farming tobacco. Quakers, who had founded the Sandy Spring Farmer's Society in 1799, began

agricultural experiments to renew the land quality. Through rigorous testing they were able to restore the fertility of the land through crop rotation, deep plowing, drainage of lowlands, erosion prevention and the use of lime, ashes, and manure. Through the founding of prominent national boards, prolific writing, demonstrations at fairs, and the development of agricultural curriculum, the Quakers had national impact on agricultural methods. While white Quakers are credited with these developments, the meticulous records of hired services kept by the Quakers informs us that the people implementing many of these strategies were Black laborers living in the Sandy Spring community.

The free Black residents within Sandy Spring developed their own institutions quickly, aided in part by land sales or donations from Quaker landowners who wanted to support the establishment of Black churches. The Sharp Street Methodist Church congregation, named after the church of the same name in Baltimore and 'mother church' of Black Methodism in Maryland, began meeting in 1822.

The community erected a church building in the 1850s, on land conveyed by Quakers Thomas and Sophia Brooke in 1854 for the church's construction. Schools and churches were often built in tandem, and a school for the local Black children, the first in Montgomery County, was later built behind the church. Service organizations developed alongside churches to support community members who fell on hard times or did not have the resources to support themselves. In 1899, Sandy Spring's Black service groups included the House of Ruth, Young Men's Beneficial Society, Female Beneficial Society, United Beneficial Society, United Sons and Daughters of Wesley Society Number 6, Little Gleaners of Sharp Street, and the Sisters Mutual Aid Society. Soon after 1900, the residents of Sandy Spring established the Loyal Leaf chapter of the Grand United Order of Odd Fellows and built the Odd Fellows Hall next to the Sharp Street Church by 1906.



Figure 9: Sandy Spring General Store and Post Office, Samuel Wetherald, Postmaster, 1895. Source: Sandy Spring Museum Digital Archive.



Figure 10: Sandy Spring Streetscape, 1901. Source: Sandy Spring Museum Digital Archive.

Black residences around Sandy Spring peaked between 1895-1930 when nearby Black communities including Brighton, Brooke Grove, Fairview, Howard Chapel, Mt. Pleasant, Mt. Zion, and Spencerville were their most successful, each having their own church and school. During this time, many of Sandy Spring's Black families were experiencing their second generation of landownership, and were able to build new or replacement two-story frame

homes, often more architecturally significant than counterparts elsewhere in the County. Elsewhere in Montgomery County, the Black population near the Washington, D.C. boundary and along rail lines began to decline around 1920, as Washington, D.C.'s middle class white community started moving to the suburbs, while the rural Black population moved into the city looking for work.



Figure 11: Students and staff of the Sharp Street School, Sandy Spring, c. 1912.

Source: A Rural Survey in Maryland, Department of Church and Country Life of the Board of Missions of the Presbyterian Church in the U.S.A., 1912.

## **HISTORIC CONTEXT:**

### **Education for African Americans in Sandy Spring in the 19<sup>th</sup> and 20<sup>th</sup> Centuries**

Education was a core principle for Quakers, who had encouraged and assisted in the education of African Americans in their communities before the Civil War. The Black enclaves around Sandy Spring became centers for grassroots educational efforts. Free Black residents, often with assistance from Quakers and abolitionist organizations, established private schools, typically held in homes, churches, or community halls. The Black community in Sandy Spring, with the support of the local Quakers, established the first purpose-built school for Black children in Montgomery County, the Sharp Street School, ca. 1866, six years before the County included Black children in the school system.

Even after Montgomery County expanded the educational network in 1872, few communities other than Rockville, which had a large Black population, or Sandy Spring, with Quaker assistance, were able to build schools until later in the century. Despite a lack of resources and trained teachers, schools established in Black neighborhoods were a powerful representation of the Black community's commitment to literacy and opportunity. Census records for Sandy Spring from 1870 and 1880 indicate that while often the male heads of Black households could not read or write, mothers and children could read and write, and many of the children were actively in school.

Through the beginning of the 20th century, Black children did not have access to secondary education through the County, so to pursue further learning they needed to find private access or travel to Washington, D.C. In September 1908, the Board of County Commissioners established the Normal and Agricultural Institute in Sandy Spring. It was funded by a state appropriation. It may have been the county's first upper-level school for Black students and developed a pioneering curriculum to address the immediate educational needs of Black children and young adults while also preparing them for roles as educators and community leaders. Courses included traditional subjects such as reading, writing, and arithmetic, as well as vocational training in areas like agriculture, carpentry, and domestic

sciences. The normal school component focused on teacher preparation, enabling graduates to return to their communities as educators. The institute established a bulletin called the Negro Agriculturalist which reported on the successes and studies of the programs, and held the first "Negro State Fair" in October 1909, which provided a platform for local Black farmers and homemakers to demonstrate livestock, crops, and food products such as butter, honey, and jam. Despite its success, the institute was closed down in 1913 under the guise of the construction of a larger school in River Road.

Higher education options for African Americans were limited to a small number of colleges established for Black students. Montgomery County students largely went to Howard University (founded in 1867 in Washington, D.C.), Morgan State University (originally the Centenary Biblical Institute, founded in 1867 in Baltimore), Hampton Institute (now Hampton University, founded in 1861 in Hampton, VA), and Bowie State University (founded 1865 in Bowie, MD). Additionally, enrolling in college required access to secondary education, financial means, family support, and often relocation.

## HISTORIC CONTEXT:

### The Budd Family in Sandy Spring

Several members of the Budd family have similar names. Richard Perry Budd (1818-1861) is the first known member of the Budd family with this name, he is the paternal uncle of the subject home's builder, and he will be referred to as "Richard Perry Budd". The subject home builder, Richard Perry Budd (1861-1935), went by "Perry Budd" and will be referred to as such in this document. One of "Perry Budd" and his wife Amanda Armstead's children was named Perry Budd and will be referred to as "Perry Budd (Jr.)" for the purposes of this report.

The Budd family were early free Black settlers of Cincinnati/Brinklow, Spencerville and the Black enclave in Sandy Spring. George Washington Budd (b. ca. 1770) and Caroline Elizabeth "Betsey" Budd (b. ca. 1780), are the first known Budd ancestors in Montgomery County. They lived in the Cracklin district (now the Laytonsville and Olney election districts), and in 1840, their children were listed as free Black residents of Cracklin.

The Budds quickly became prolific landowners in the area. In 1857, white Quaker Thomas Brooke, who had conveyed the land for the Sharp Street Church, sold a parcel to Richard Perry Budd (1818-1861, the subject home builder's uncle). By 1878, Lydia, Hamilton, Samuel, and J.T. Budd owned residences along Brooke Road towards the commercial center

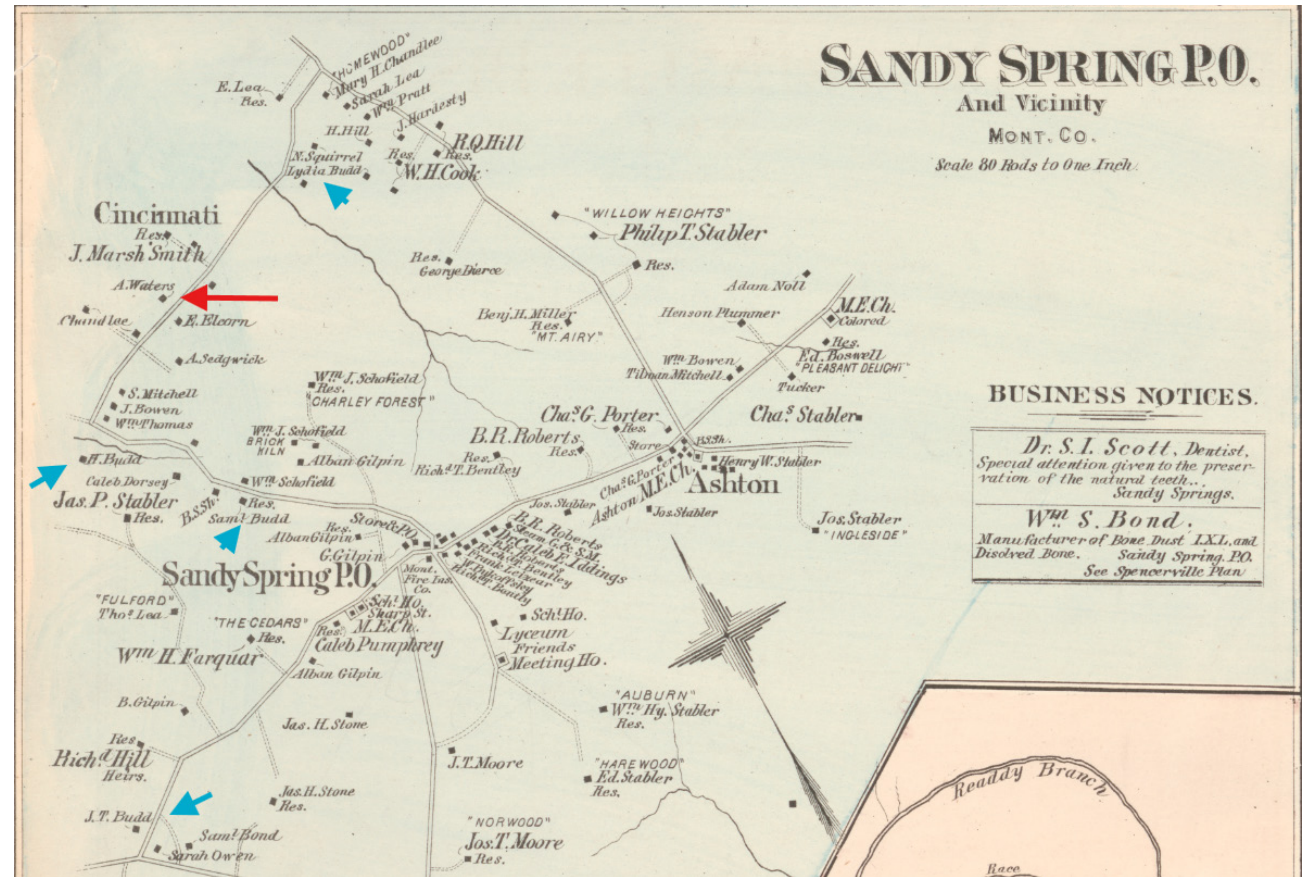


Figure 12: Map of Sandy Spring Post Office Map, Montgomery County, MD, 1878. The red arrow points to the subject site. Surrounding it, several Budd family properties are notated with blue arrows. Source: G.M. Hopkins Atlas of Fifteen Miles Around Washington, including the county of Montgomery Maryland, 1878, Library of Congress.

of Sandy Spring, as well as on the road leading west towards Olney (Figure 12). Community historians identified four properties in the *Northeastern Montgomery County Black Oral History Study* (1983) as circa-1860s Budd family homes with local significance, but all four have been demolished.

Generations of the Budd family have been recorded as important contributors to Sandy Spring's Black community growth. J.T. and Samuel Budd are identified as some of the first supporters of the Sharp Street Church, and Richard Perry Budd was one of earliest members of Jerusalem

Mt. Pleasant United Methodist Church. Eighteen acres of Richard Perry Budd's estate on Brooke Road were sold for the construction of the Maryland Normal and Agricultural Institute, the trade school established in Sandy Spring for Black students.

The Budds worked in critical professions within the community. Richard Perry Budd and Samuel Budd, operated a blacksmith shop together to the west of the current Budd House on Brooke Road. Records indicate that Richard Perry Budd and Daniel Budd, Jr., were employed as blacksmiths for several prominent Quaker families such as the Bentleys, and may have aided in the construction of Master Plan Historic Sites including Cloverly (M:28-65), Oakleigh (M:28-64), and Bloomfield (M:28-63), which were built by the Bentleys in this era. Receipts demonstrate work completed for the Bentleys on the Brookeville Academy and the Sandy Spring Store (M:28-11). Daniel Budd, Jr.'s son, the builder of our subject home, Perry Budd, would work as a public school teacher, a school board trustee, and a reporter for the Afro American newspaper.

Perry Budd was born in 1861 (possibly named after his uncle Richard Perry Budd, who died in 1861), the second child of Lydia Budd and Daniel Budd, Jr. Daniel Budd was a farmer and Lydia Budd's occupation was listed as "keeps home, washes out." The family owned their own home in Cincinnati, and while Daniel Budd could not read or write, his wife and children were all literate. Samuel and Lydia Budd's six children likely all attended the Sharp Street School after it was established in 1866. However, Montgomery County's lack of higher education opportunities for Black students indicates that Perry Budd's family must have made substantial efforts to secure him the secondary education needed to prepare for college. Despite the structural obstacles to gaining a primary and secondary education, at eighteen, Perry Budd was accepted to study at the Centenary Biblical Institute, later Morgan State College/University. Initially a seminary, and soon after a teacher's college, the Centenary Biblical Institute had been founded by congregants of the original Sharp Street Methodist Church in Baltimore, with which Perry Budd's home church, the Sandy Spring Sharp Street Church, was affiliated. Perry Budd is listed as a student at the Centenary Biblical Institute for eight years, from 1879-1887.

According to family history, Perry Budd began attending classes at the Hampton Institute, later Hampton University, in Hampton, Virginia. ca. 1886. There, he met and tutored Amanda Armstead (also Alamanda Armistead) (b. April 15, 1865). Amanda Armstead may have originated from the Hampton Roads region of Virginia, as she was listed in the local parish of Elizabeth City in 1880 with her adopted parents, Robert Armstead and Hester

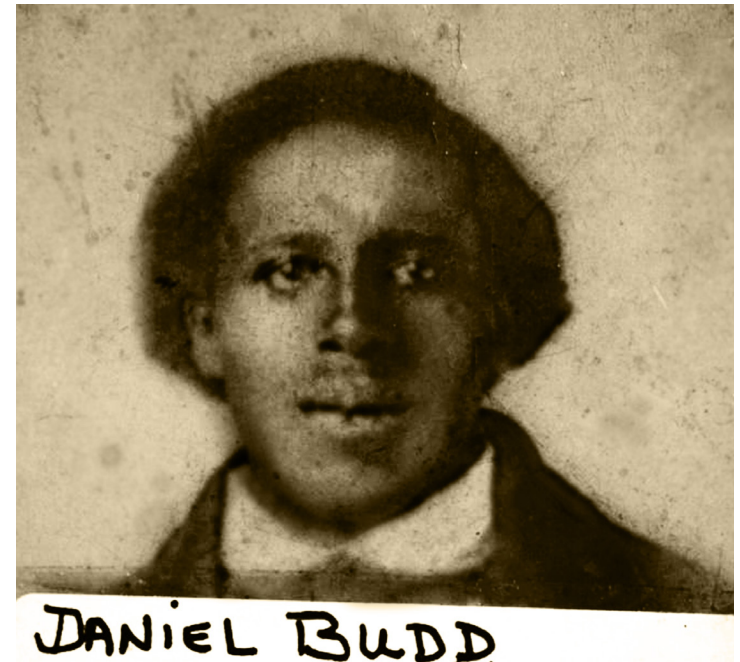


Figure 13: Daniel Horace Budd, Jr. (ca.1833-1885), date unknown.  
Source: Budd Family Collection, Sandy Spring Museum Digital Archive.



Figure 14: Cloverly (c.1850), Caleb and Richard T. Bentley family home, photo taken by John O. Brostrup circa 1933.  
Source: Library of Congress Prints and Photographs Division.

A. Armstead, and two adopted sisters. Amanda Armstead was recorded as mixed-race in the census, and family history records her as having Native American ancestry, though this remains unconfirmed. The Hampton Institute operated a Native American education program for approximately forty years in the late nineteenth and early twentieth centuries that graduated 1,400 students, though no records from that time indicate that Amanda was among the Native students enrolled in that program. A free Black settlement called “The Reservation” was located near the institute in the nineteenth century and some residents may have intermarried with the local Kiskiack Native community, and thus, Amanda’s Indigenous heritage may be traced to this settlement. Perry Budd and Amanda Armstead returned to Sandy Spring together, married on November 28, 1887, and had their first son, Charles A. Budd, the next year.

Perry Budd began teaching at Linden School (also known as School No. 4) in the Mechanicsville district (later known as Olney) in 1887. He took a leadership role in the County education system, attending the Maryland State Progressive Teacher’s Convention as the county representative later that year. He continued teaching for at least thirteen years, although after 1892, the name of the school where he was teaching is unknown. In 1905, Perry Budd was appointed by the county school commissioners as a trustee for the Sandy Spring School, likely where he had begun his life as a student. Perry Budd was appointed as a reporter for the *Afro-American* in 1908 where he reported on education-related and School Board activity.

In 1909, Amanda and Perry’s seventeen-year-old son, also named Perry Budd (Jr.), followed in his father’s footsteps and became an educator. He was listed as a teacher at the Normal and Agricultural Industrial Institute located on his great uncle’s former Brooke Road estate, where he was in charge of the ‘poultry division’, likely teaching agricultural programming. The Normal and Agricultural Industrial Institute hosted the first Negro State Fair in October of 1909, for which Amanda Budd displayed ‘domestic manufactures’ and Perry Budd (Jr.) exhibited chickens. The family was living together in a rented home in Olney in 1910 when Perry Budd (the elder), purchased the lot on which he built the Budd House.



Figure 15 Descendants of Perry and Amanda Budd posing in home’s front yard in the 1980s.  
Source: Budd Family Collection

## HISTORIC CONTEXT:

### Rose-Budd House History



Figure 16: Budd House, 1940s.

Source: Budd Family Collection, Romaine Rose. Sandy Spring Museum Archive.

The land on which Perry Budd built his family's home had a long association with the Black community in Sandy Spring even before its 1910 acquisition by the Budd family. The lot sits near the intersection of the original Sandy Spring tracts, "Charley Forrest" and "Addition to Charley Forrest," patented in 1719 and 1722, respectively, to John Bradford, a Prince George's County tobacco merchant and land speculator. Portions of those tracts were purchased by Sandy Spring's first settler, the Quaker James Brooke, and he built an estate there also named "Charley Forrest." The estate passed to Brooke's grandson, Basil Brooke, who in 1846 sold 300 acres of Charley Forrest and an adjacent tract to James Harvey, Joshua Harvey, and Samuel Bevase [sic]. The land was partitioned in an equity case and James Harvey, appointed trustee, sold 267 acres to Thomas S. Brooke, of the same Quaker founding family, in 1854. Thomas S. Brooke sold 77 acres to James E. Tyson the same year, and Tyson's trustee sold 54  $\frac{3}{4}$  acres to Arnold Waters, a Black farmer living in Olney, in 1867.

Waters was recorded in the 1868 Maryland Tax Assessment as owning approximately 55 acres of real estate valued at \$1,650. While no 'improvements' were listed at the property (which was the contemporary term for built structures), he was recorded as possessing 45 heads of livestock, and likely used the land for farming. Arnold Waters sold four acres of land to Dorothea (also Dorothy Ann and Dolly) Brooks, her mother Mary Ann Brooks, and sisters Maria Resin Brooks and Martha Louise Brooks, all Black, in 1871, and continued to live and farm in Montgomery County's 5th District (Cracklin) with his wife Amelia and ten children. Dorothea Brooks was enumerated in the 1870 census as a domestic servant with \$260 in real estate living and working in the household of white Quaker William H. Farquhar, who wrote the general history of Sandy Springs in. The Brooks family must have been acquainted with the Budd family some 40 years before Perry Budd purchased the lot, as Dorothea's mother Mary Ann Brooks lived in the same dwelling as Eliza and Perryanna Budd in 1870. It is unlikely that Dorothea Brooks ever lived at the Brooke Road lot or built a house there—the 1908 and 1910 tax assessment records under her name lists only the value of the land and no improvements to the property. Dorothea Brooks conveyed the four-acre lot to Perry Budd in 1910.

Perry Budd was living in Olney in a rented home with his family when he purchased the lot from Dorothea Brooks. He completed the Budd family home by 1912, and lived there with his wife Amanda Budd, and their nine children, including five-year-old Zadie Ann Budd, who would later purchase the house. The building's construction date has been established by a 1908-1910 Tax Assessment Book which records a \$500 improvement to the lot with a notation dating it to 1912. The house was built in the largest Black community in Sandy Spring, one mile from the Sharp Street Church, where Amanda Budd is known to have participated in the beneficial societies, organizing and cooking for bake sales.

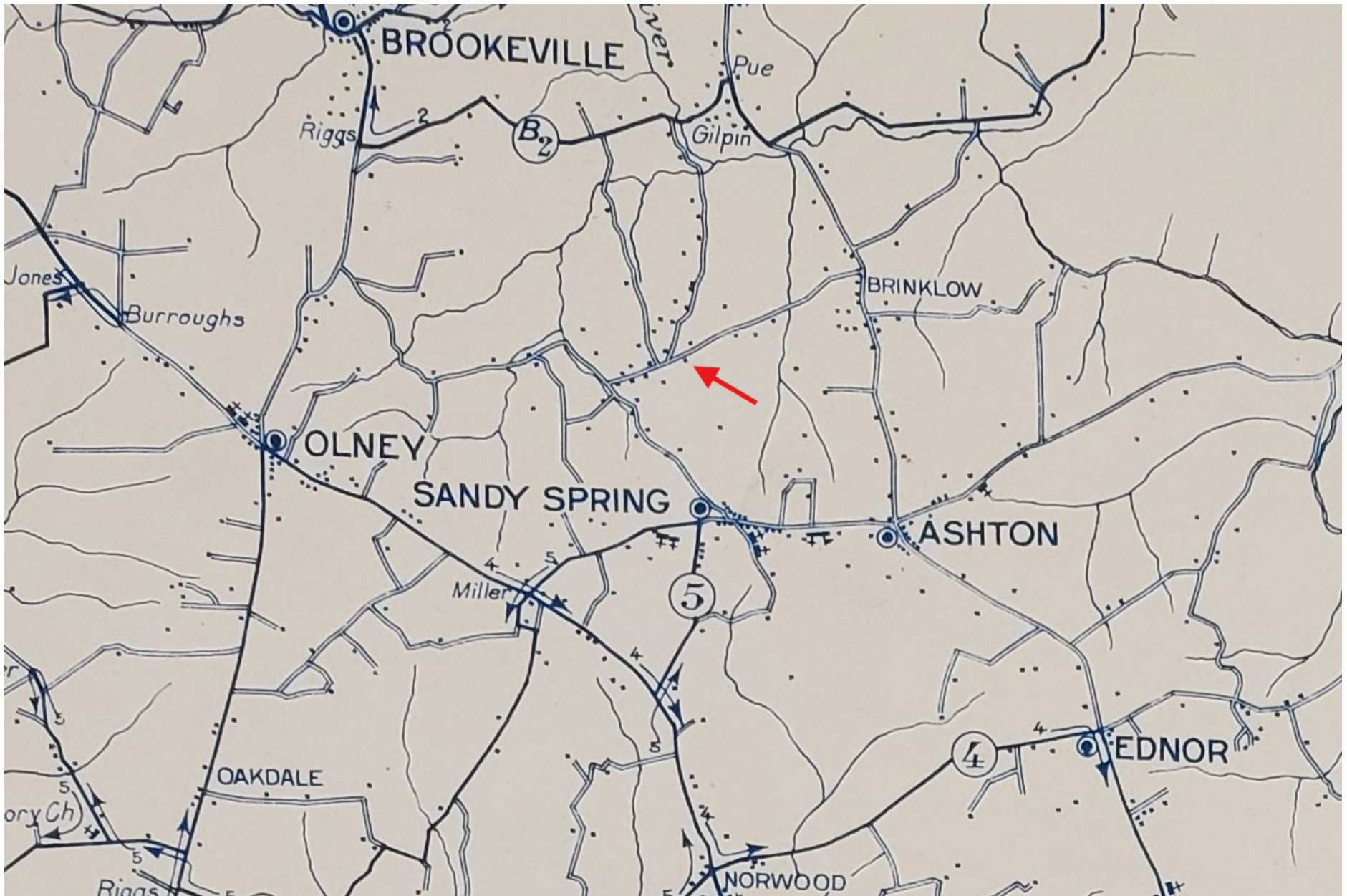


Figure 17: Map showing postal delivery routes in Montgomery County, 1920. The red arrow points to the Budd home constructed circa 1912.  
Source: Rural Delivery Map, 1920, Library of Congress.



Figure 18: Portrait of Perry and Amanda Budd, date unknown, possibly 1910-1928. Source: Budd Family Collection, Sandy Spring Museum Archive.

In the 1920 census, Perry and Amanda Budd were listed as owners of the property living with one son, Clarence, and two young grandsons. Historically the family used the attic half-story as a living space, although it is currently used for storage. A 1923 tax assessment record indicates that there were outbuildings valued at \$100, though it is not known what purpose they fulfilled. Descendant and current owner Romaine Rose recalls that a hog pen was located behind the house in the mid-twentieth century, but the pen and any other outbuildings have since been demolished.

After the passing of Amanda Budd on November 22, 1928, Perry Budd lived in the home

with his daughter, Zadie A. Riggs, her husband, William Riggs, and two children, William Riggs and Estelle Riggs. Perry Budd's occupation was listed as building fencing, while his son-in-law William Riggs worked as a butler. In 1935, Perry Budd was recorded as delinquent in paying taxes for the property and a tax sale was carried out April 8 of that year.

Perry Budd died on October 16, 1938, and he was interred with Amanda Budd at the nearby Mutual Memorial Cemetery on Brooke Road. It is not known where Perry Budd lived the final three years of his life, though it is likely that he stayed with one of his children. Zadie A. Riggs remained in Sandy Spring, while others, such as son Charles A. Budd, moved to Pennsylvania. In 1939, Perry Budd's son, Charles Budd, returned to Sandy Spring and purchased the



Figure 19: The Budd family in front of the Rose-Budd House, 1940s. Source: Budd Family Collection, Romaine Rose.

property from the county government. It is likely that under his ownership the rear kitchen addition was constructed, remembered by descendant Romaine Rose as having been built by the family in the 1930s or 1940s. In 1944, the property was transferred out of the Budd family when Charles Budd sold it to Robert P. Awkward, Jr. and Bernice Pearl Awkward (sometimes recorded as Awkard/Akkard), whose family members are also recorded as early settlers of the Sandy Springs Black community. The house returned to family ownership in 1953, when Zadie Riggs purchased her childhood home from the Awkwards.

Zadie Riggs lived at the house with her husband, William Riggs—a maintenance worker for the British embassy—their three children, William Riggs, Estelle Riggs, and Mary Alice Riggs, as well as some of her grandchildren, including Mary Alice Riggs' daughter and current owner, Romaine Rose. Romaine Rose recalls that in the mid-twentieth century, the house was known in the Sandy Springs Black community as the "Black Mansion," as it was a large two-story residence with a porch and



Figure 20: Rose Budd Home with asphalt as siding.  
Source: Maryland Historical Trust Worksheet, Montgomery Planning.

multiple chimneys, unlike many of its contemporaries in the community. The Riggs family supplemented their income by selling lumber from the wooded rear of the property, which was also planted with apple, pear, and persimmon orchards, as well as walnut trees and a grape vineyard. The two-story shed-roofed projection in the interior corner of the home's rear ell functioned during this time as a cannery where Zadia Riggs preserved much of the fruit yielded by the orchards; it was later converted to a bathroom. In 1969, Zadia Riggs sold one acre of land on the east side of the property and Walter and Ruth Johnson built 18601 Brooke Road there in 1972.



Figure 21: Zadia Riggs, Mary Alice Ruby Rose, and Estella Riggs attend a theater show in Washington, D.C., 1955.  
Source: Budd Family Collection, Romaine Rose.

Zadia Riggs lived in the house until her death on May 11, 1990. She was memorialized at her funeral by both the local Catholic priest and the community's Methodist minister for her social impact in Sandy Spring, and was buried at the Ash Memorial Cemetery on Chandlee Mill Road. The house passed to her daughter, Mary Alice Rose (nee Riggs), until her death in 2020, at which time it was inherited by fourth-generation owner, Romaine Rose.

## DESIGNATION CRITERIA

The Rose-Budd House meets Designation Criteria 1.A and 1.D as listed in §24A-3 of the Montgomery County Code.

### **1.A** *Historical and cultural significance. The historic resource has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation.*

The Rose-Budd House is representative of the development of the African American community in Sandy Spring. The house was constructed by Perry Budd, a member of the prolific Budd family which settled several of the free Black communities in and around Sandy Spring beginning in the early 1800s. The Budd family were founding supporters of several of the historic churches that the Black enclaves used as a social lifeline, and a portion of Budd property was used for the establishment of the Normal and Agricultural Institute, a pioneering institution for higher education for the Black community which operated from 1908-1913.

Perry Budd was a beneficiary of the early educational opportunities for Blacks available in Sandy Spring. Budd was able to attend the Sharp Street School, the first school for Black children in Montgomery County, established by the community with the support of local Quakers before the School Board provided any public schooling to the county's Black children. Perry Budd received a university degree from the Centenary Biblical Institute, now Morgan State University, one of the oldest historically Black colleges in the United States. He began teaching in Montgomery County in 1887 at the Linden School and taught for at least thirteen years before being appointed as a trustee to the school in Sandy Spring by the School Commissioners in 1905. Perry Budd took advantage of his academic opportunity and invested into his community, where he educated decades of Montgomery County students.

The design of the commanding two story home has remained remarkably unchanged since its construction circa 1912. It was historically surrounded by a large enclave of homes owned and built by Black families in the 1800s, many of which had been generational Sandy Spring settlers. However, while the descendants of these founding Black families remain in the region, many of the original structures dating to the period of free Black settlement in the nineteenth century, including four c.1860 Budd family homes identified by community historians in the 1980s as having local historic significance, were demolished through development and urban renewal programs of the late 1900s.

Although the Sharp Street United Methodist Church and Odd Fellows Lodge have been designated as Master Plan Historic Sites, there are no dwellings associated with any of the Black enclaves around Sandy Spring designated on the *Master Plan for Historic Preservation*. Most of the resources associated with the Black enclave of Sandy Spring and Cincinnati are no longer extant or highly altered. Therefore, the Rose-Budd House is a critical resource that represents a significant and unique part of the Black experience in the county.

### **1.D** *Historic and cultural significance. Exemplifies the cultural, economic, social, political or historical heritage of the county and its communities.*

The Rose-Budd House has character, interest, and value representing the unique opportunities available to Black residents in Quaker communities before and after Emancipation. Due to the progressive political environment fostered by the Quakers in Sandy Spring, Black inhabitants had early access to education and paid labor, and established one of the earliest working and middle class Black communities in Montgomery County. Despite widespread slavery and

general discrimination, the Black community in Sandy Spring were able to gain an early foothold into land ownership and community development, evident from the establishment of the many Black neighborhoods and the first elementary and first upper-level schools for Black children in the county.

Perry Budd was in the second generation of landowners in his family, and was able to construct a large, two story house at a time when many other families of color in Montgomery County were building small, vernacular houses if they were able to purchase land at all. Although a house of this size would typically be unusual for a Black elementary school teacher elsewhere in the county, this large, multi-story home is representative of the type of construction built by second-generation landowners in Sandy Spring, although few examples survive. Many resources, particularly homes, have been lost due to the due to the demolition of late nineteenth and early twentieth century buildings. Preservation would recognize a cultural asset that reflects generations of African American life and underscores the importance of Black education to early generations of free Black residents.

The Budd family, present in Montgomery County since at least the 1840s, were engaged in all aspects of the relatively integrated Sandy Spring community, farming for white Quakers and helping them construct important civic spaces, while also working centrally in the establishment of the Black community. Their roles in the foundation and operation of the Sharp Street Church, Jerusalem Mt. Pleasant United Methodist Church, Normal and Agricultural Industrial Institute, and local schools are documented, as was their private industry constructing and maintaining prominent Quaker sites such as Brookeville Academy and the Sandy Spring store.

Several dwellings associated with the white Quaker community are designated to the *Master Plan for Historic Preservation*. These include the homes of the Bentley, Brooke, Farquhar and Stabler families, white families who either owned the land on Brooke Road before Arnold Waters purchased it, or employed Arnold Waters, Dorothea Brooks, and the Budd family for labor on their properties. Yet no properties have been designated that represent the Black community whose labor made the white Quaker lives possible. Sandy Spring's white Quakers were recognized for their

contributions to agriculture and farming research, yet much of the work on their farms was implemented by Black laborers, who have not been included in the celebrations of this agricultural success. While the Sharp Street Church and Odd Fellows Hall designations on the *Master Plan for Historic Preservation* allude to the overall Black history in Sandy Spring, the County has not designated any private homes celebrating individual people or families.

## ENVIRONMENTAL SETTING

The Rose-Budd House is located at 18583 Brooke Road, approximately two miles northeast of Olney, Maryland (App. 1, Fig. 1 and 2). The dwelling sits on a 2.7-acre L-shaped parcel on the south side of Brooke Road, between its intersections with Celebrity Lane and Chandlee Mill Road. The environmental setting incorporates the entire parcel conveyed to Romaine Rose in 2023.

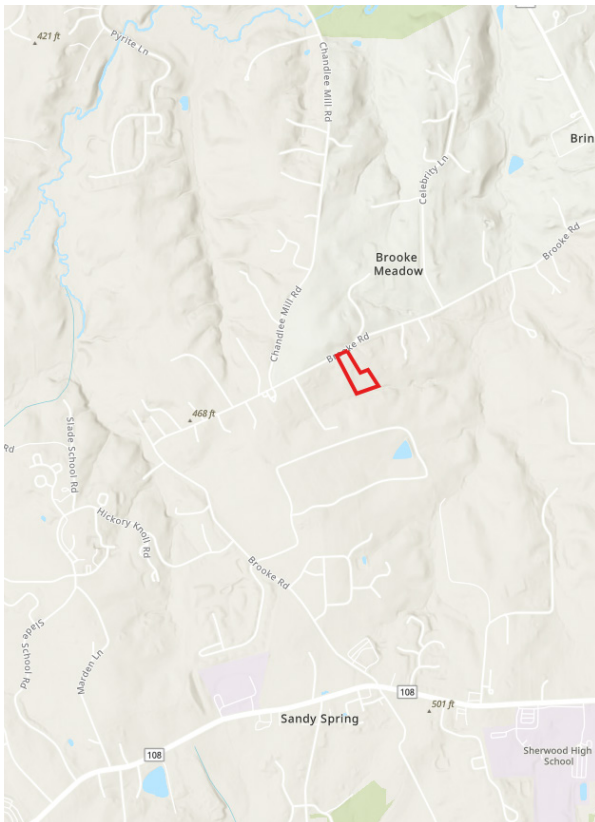


Figure 22: Proposed environmental setting for the Rose-Budd House, 18583 Brooke Road, Sandy Spring, Montgomery County, Maryland.

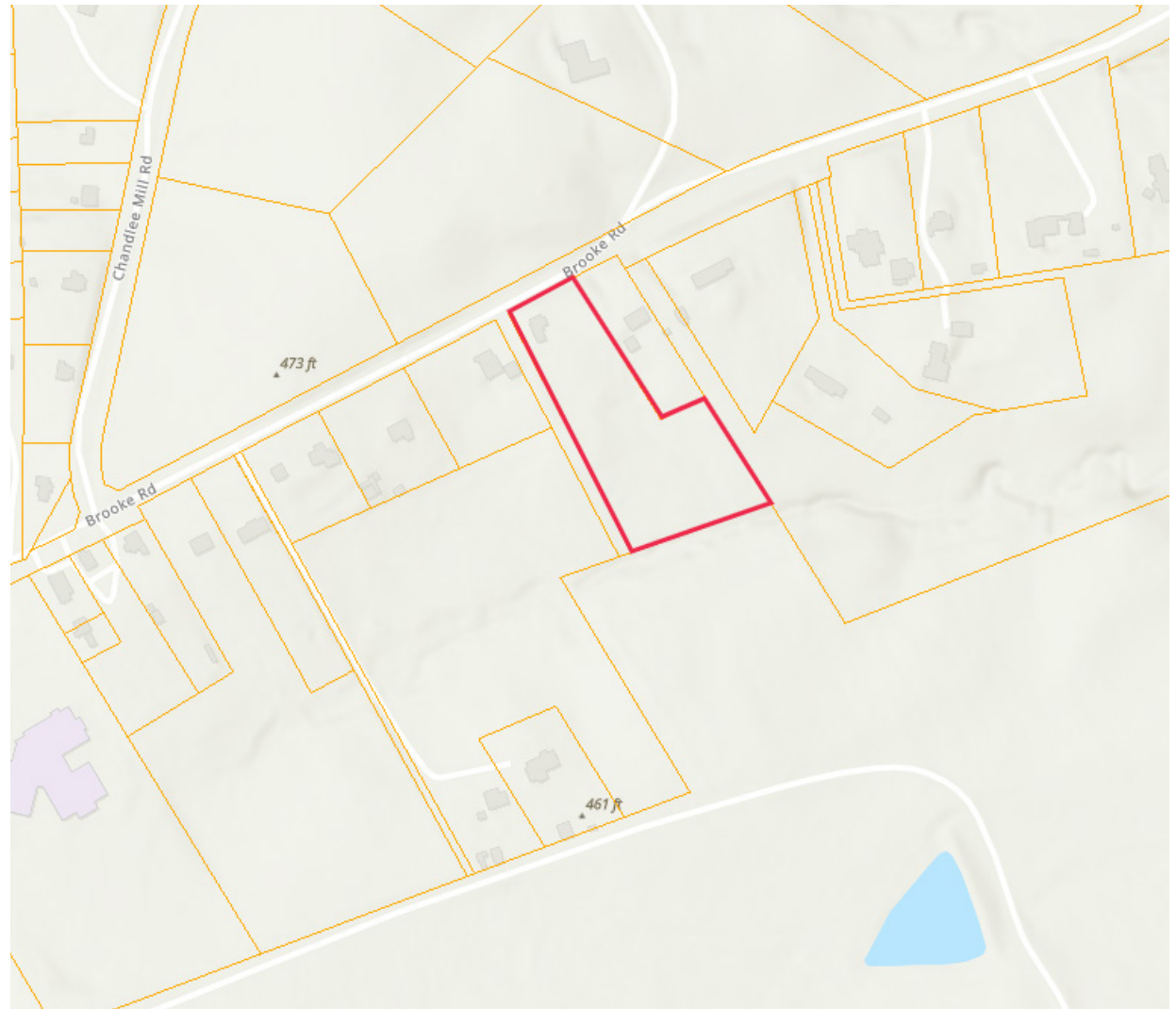


Figure 23: Location of the Rose-Budd House, 18583 Brooke Road, Sandy Spring, Montgomery County, Maryland.



## HISTORIC AREA WORK PERMIT (HAWP)

A HAWP is required to change the exterior features of a historic site or a building located in a historic district. Per §24A-6 of the Historic Preservation Ordinance, HAWPs must be issued for any work on public or private properties containing a historic resource before the following actions occur:

- Constructing, reconstructing, moving, relocating, demolishing or in any manner modifying, changing, or altering the exterior features of any historic site or any historic resource located within any historic district.
- Performing any grading, excavating, construction or substantially modifying, changing or altering the environmental setting of an historic site or an historic resource located within an historic district.

Owners who are considering possible alterations to a historic home may benefit from reviewing the Preservation Briefs from the National Park Service. The National Park Service has prepared more than 40 Preservation Briefs since 1975, on numerous topics including roofing, energy efficiency, window replacements, and paint. These easy-to read booklets provide guidance on preserving, rehabilitating, and restoring historic buildings that help homeowners, preservation professionals, organizations, and government agencies. Preservation Briefs may be viewed online or ordered via the National Park Service website.

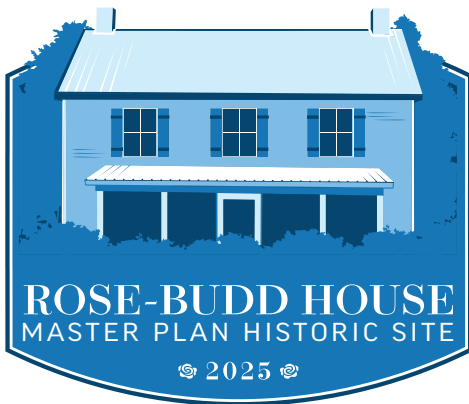
# DESIGN GUIDELINES

These design guidelines are intended to assist the current and future property owners, historic preservation staff, and the HPC in the preservation and protection of the historic character and physical integrity of the Rose-Budd House. Buildings are not static but continue to evolve over time. These guidelines are not intended to prohibit changes, but rather to preserve the most important physical aspects of the site and ensure that any changes are respectful of and compatible with the historic and existing fabric and character of the house.

## Secretary of the Interior's Standards for Rehabilitation

The guidelines utilize the Secretary of the Interior's Standards for Rehabilitation listed below.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



APPROVED AND ADOPTED MARCH 2026

Montgomery Planning

