

MEMORANDUM

December 1, 2011

TO: Planning, Housing, and Economic Development Committee

FROM: Jeff Zyontz, ^{JZ}Legislative Attorney

SUBJECT: Amendment to the Master Plan for Historic Preservation: Damascus-Goshen Historic Resources - to vacate the designation of 23825 Woodfield Road as an individual resource

On October 18, 2011, the Council introduced the attached resolution to vacate the designation of 23825 Woodfield Road as an individual historic resource. The resolution was sponsored by Councilmember Rice. The Planning Board recommended that this site be included in the Woodfield Historic District. In 2009, the Council excluded it from the historic district but designated it as an individual resource. In the opinion of the sponsor and the homeowner, the site does not have sufficient historic significance to warrant designation as an individual site.

On November 29, 2011, the Council held a public hearing on this matter. The landowners spoke in favor of vacating the property's designation as an individual historic resource. No one spoke or testified in opposition to this action. Historic Preservation Staff, given the previous recommendations of the Historic Preservation Commission and the Planning Board, would recommend the site for inclusion in the Woodfield Historic District but would not recommend the site for individual designation.

The Council has tentatively scheduled action on this matter for December 13, 2011.

Issues

On November 30, 2010, the Council approved HPA 10-1. That amendment to the County Historic Preservation Law contemplated this proposed amendment to the Historic Preservation Master Plan.

1. This amendment is within 4 years of the Council's action to designate the site as historic;
2. When the resource was designated as an individual historic site, it was recommended as part of a historic district by the Planning Board but was not recommended by the Board for designation as an individual historic site; and
3. When the resource was recommended for inclusion in a historic district, the notice given to the subject property's owner by the Historic Preservation Commission or the Planning Board indicated that the resource might be included in a historic district but did not indicate the possibility of an individual site designation.

Under these circumstances, the Council may:

1. vacate the Council's previous action which designated the resource as an individual site;
2. include the resource within the boundary of the historic district; or
3. affirm the District Council's previous action.¹

On April 5, 2011, the Council previously vacated the designation of another similarly situated site, 23815 Woodfield Road #14/16-3, at the request of the property owner.

Staff recommends the proposed amendment as introduced. There are similarly situated sites in the former proposed Woodfield Historic District (individually designated in spite of the Planning Board's recommendation to include them in the Woodfield Historic District), but no other site has requested relief from the designation.

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¹ §24A-3(c)

- (1) Within 4 years from the date the District Council designated an individual historic resource, the District Council may approve an amendment to the Master Plan for Historic Preservation if:
 - (A) when the resource was designated as an individual historic site, it was recommended as part of a historic district by the Planning Board but was not recommended by the Board for designation as an individual historic site; and
 - (B) when the resource was recommended for inclusion in a historic district, the notice given to the subject property's owner by the Historic Preservation Commission or the Planning Board indicated that the resource might be included in a historic district but did not indicate the possibility of an individual site designation.
- (2) After advertising and holding a public hearing, the District Council may:
 - (A) vacate the District Council's previous action to designate the resource as an individual site;
 - (B) include the resource within the boundary of the historic district; or
 - (C) affirm the District Council's previous action.
- (3) Any change to the Master Plan for Historic Preservation under this subsection must be transmitted to the Maryland-National Capital Park and Planning Commission for its adoption.

Resolution No.: _____
Introduced: _____
Adopted: _____

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

By: Councilmember Rice

SUBJECT: Amendment to the Master Plan for Historic Preservation: Damascus-Goshen Historic Resources by vacating the designation of 23825 Woodfield Road #14/16-5 as an individual historic resource

Background

1. On February 25, 2008, the Montgomery County Planning Board transmitted the Planning Board Draft Amendment to the Master Plan for Historic Preservation: Damascus-Goshen Historic Resources (hereafter referred to as the Amendment) to the Council.
2. The Amendment recommended by the Planning Board would have included 23825 Woodfield Road in the Woodfield Historic District. The Planning Board did not recommend approval for designation as an individual historic resource.
3. On November 25, 2008 and January 27, 2009, the County Council reviewed the Amendment and the recommendations of the Planning, Housing, and Economic Development Committee, and adopted it with amendments on January 27 by approving Resolution 16-828.
4. The Council's action on January 27, 2009 removed 23825 Woodfield Road from the Woodfield Historic District and designated 23825 Woodfield Road as an individual resource, #14/16-5.
5. On November 30, 2010, the Council approved Historic Preservation Amendment 10-1. That amendment to Chapter 24A allows the Council to vacate the District Council's previous action, designate the resource as an individual site, include the resource within the boundary of the historic district, or affirm the District Council's previous action under the circumstances surrounding the designation of 23825 Woodfield Road.

6. The Council introduced this resolution on October 18, 2011 and held a public hearing on November 29, 2011. The resolution was referred to the Planning, Housing, and Economic Development Committee.
7. On December 5, 2011, the Committee recommended approval of the resolution as introduced.
8. On December 13, 2011, the County Council reviewed the Amendment and the recommendations of the Planning, Housing, and Economic Development Committee and agreed to its approval.

Action

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following resolution:

The Approved Amendment to the Master Plan for Historic Preservation: Damascus-Goshen Historic Resources is revised to vacate the designation of 23825 Woodfield Road #14/16-5 as an individual historic resource. Council's revisions to the Approved Amendment to the Master Plan for Historic Preservation: Damascus-Goshen Historic Resources are identified below. Deletions to the text of the Plan are indicated by [brackets], additions by underscoring.

Abstract Page, second sentence:

The amendment designates [18] 17 individual historic sites and one historic district on the *Master Plan for Historic Preservation*, retains four historic resources on the Locational Atlas, removes 34 individual historic resources and one historic district from the *Locational Atlas and Index of Historic Sites*, and recommends that the Planning Board place one resource on the Locational Atlas.

Page 17, first paragraph:

The purpose of this amendment is to designate historic resources in the Damascus-Goshen Area. The amendment designates [18] 17 individual historic sites and one historic district on the *Master Plan for Historic Preservation*...

Page 17, Summary Table:

DELETE the line starting with 14/16-5.

Page 47:

Woodfield Individual Sites

[14/16-5 Millard and Julia Thompson House, 23825 Woodfield Road 14/16-5 Millard & Julia Thompson House (c1907).

This Colonial Revival house, built about 1907, features a full-width porch and side polygonal bay. The hipped roof is covered with standing seam metal and has a hipped dormer window above the front façade. The house has pebble dash siding and vinyl soffits. most windows are 3/1, with a 5/1 picture window next to the front door. The door has no sidelights and has a transom frame that has been enclosed. A replacement porch has fluted columns. A hipped roof garage/carriage house has new windows and double rolling doors. A concrete block structure is located near the garage. The property includes several mature maple trees and a gravel driveway leading to the garage.

Millard and Julia Thompson acquired the 105-acre property in 1900. In 1907 they took out a mortgage for \$1600. Julia A Thompson (1863-1940) was the daughter of James E and Alice E Penn Duvall. In 1879, she married Millard F Thompson (1856-1930), the son of Evan C and Sarah A Thompson, and they had five children. The Thompsons were buried at Upper Seneca Baptist Church in Cedar Grove. Before the property was subdivided, it included a concrete block dairy barn and milk house, timberframe one-level barn, and corn crib. The farm had an older house set closer to Great Seneca Creek, as evidenced by the 1906 USGS map. It was the property of William Burns from 1879.]

General

All pictures and maps included in the Plan are to be revised, where appropriate, to reflect the District Council's action to vacate the designation of 23825 Woodfield Road #14/16-5 as an individual historic resource. All identifying references pertain to the Approved Master Plan for Historic Preservation: Damascus-Goshen Resources.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

To: Jeff Zyontz
From: Scott Whipple ^{SW} Historic Preservation Supervisor
Date: October 25, 2011
Re: Amendment to the Master Plan for Historic Preservation: Damascus-Goshen Historic Resources to vacate the designation of 23825 Woodfield Road as an individual resource

The County Council will consider a Resolution that would vacate the designation of the property known historically as the Millard & Julia Thompson House (resource #14/16-5), at 23825 Woodfield Road, as an individually designated site in the *Master Plan for Historic Preservation*. Under HPA 10-1, the Council is authorized to affirm the District Council's previous action to designate the site, include the site as a resource within the boundaries of the Woodfield Historic District (resource #14/16), or vacate the District Council's previous action to individually designate the site.

The Historic Preservation Commission (HPC) reviewed the Woodfield Historic District during its consideration of Damascus and Goshen area historic resources for a proposed amendment to the Master Plan for Historic Preservation. The HPC recommended adding the Woodfield Historic District to the Master Plan for Historic Preservation. The Planning board reviewed the HPC's recommendation and also recommended designation of a Woodfield Historic District. Both the HPC and Planning Board identified the property at 23825 Woodfield Road as a contributing resource within the Woodfield Historic District.

According to a survey materials prepared for the property, the historic site consists of a vernacular Colonial Revival house (circa 1907) that features a full-width porch and side polygonal bay. The house has a hipped roof covered with standing seam metal and has a hipped dormer window above the front façade. The house has pebble dash siding and vinyl soffits. The porch, likely an original feature, has fluted columns, which are possibly non-original. A large, hipped roof garage/carriage house has new windows and double rolling doors. A concrete block structure is located near the garage. The property includes several mature maple trees and a gravel driveway leading to the garage. The house and outbuildings were part of a larger farmstead, which was subdivided (c2005), preserving the house and two outbuildings. The property had been a 105 acre farm that extended east to Great Seneca Creek and included a dairy and timber-frame barn. This pattern was typical of Woodfield, which was historically characterized by its larger properties that extended back to the creek with houses placed right on Woodfield Road.

The dwelling is similar in age, form, design, and general material composition to three other contributing properties within the district (23730, 23724, and 23736 Woodfield Road).

Neither the HPC nor the Planning Board evaluated Millard & Julia Thompson House for designation as an individual historic site. Historic preservation staff is unaware of any new information that would cause staff to revise the recommendations of the Historic Preservation Commission or Planning Board to include the property within the boundaries of the Woodfield Historic District. Planning staff continues to support the recommendations of the Historic Preservation Commission and Planning Board to include this property in the historic district.

cc: Françoise Carrier, Planning Board Chair
Leslie Miles, HPC Chair

Historic Preservation Unit | Functional Planning and Policy Division 301-563-3400, Fax: 301-563-3412
8787 Georgia Avenue Street, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org

Honorable Councilmembers
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

**Reference: Historic Designation of
23825 Woodfield Road
Gaithersburg, Md. 20882**

Dear Councilmembers:

We are asking the council to grant our request to vacate the designation of our property as an individual historic resource.

We are making this request because we feel that we were not properly informed of the impacts and restrictions that this assignment would have on our home. Our understanding was that we were being considered for inclusion in an Historic District, not for an individual assignment. Had we known that we were being considered for the more restrictive designation, we would have contested it.

Also, it is the Historical Preservation Association's policy to research the property's historical significance prior to its designation. No such research was performed on our property. So in essence, our property, along with a few others in our area, was selected at random without following the necessary guidelines as set by the Historical Preservation Association.

It is for these reasons that we ask that you vacate the designation of our property as an historic resource.

We thank you for taking the time to listen to our plea and for considering our request.

Sincerely,

Kevin Delaney and Jean Perrelli, Owners