

# Patapsco/Granite Area Community Plan

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As Adopted by the Baltimore County Council  
December 21, 1998

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**PATAPSCO/GRANITE  
AREA  
COMMUNITY PLAN**

**DECEMBER 1998**

Prepared by the Patapsco/Granite Area  
Community Plan Advisory Group  
in conjunction with  
Baltimore County Office of Planning  
County Courts Building, Room 406  
Towson, Maryland 21204

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1998, Legislative Day No. 22

Resolution No. 87-98

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Councilmembers Moxley & Kamenetz

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By the County Council, December 21, 1998

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A RESOLUTION of the Baltimore County Council to adopt the Patapsco/Granite Area Community Plan as part of the Baltimore County Master Plan 1989-2000.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan advocates the development and use of community plans for the established neighborhoods in the County; and

WHEREAS, continuing development pressures and recent land use and zoning decisions have increased the need for timely action on a community plan for the Patapsco/Granite area, which is a logical unit for planning within Baltimore County; and

WHEREAS, in response to County Council Resolution No. 116-96, a draft community plan was prepared by the Office of Planning and Community Conservation, working closely with an advisory group consisting of area residents, major property and business owners, and the area's community associations; and


WHEREAS, the draft plan was the subject of a public hearing by the Planning Board on May 21, 1998, and was adopted by the Board on September 3, 1998; and

WHEREAS, the County Council held a public hearing on the recommended Patapsco/Granite Area Community Plan on October 5, 1998.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Patapsco/Granite Area Community Plan, a copy of which is attached hereto and made a part hereof, be and it is hereby adopted and incorporated into the Baltimore County Master Plan 1989-2000 to be a guide for the development of the Patapsco/Granite area, subject to such further modifications as deemed advisable by the County Council.

READ AND PASSED this *21st* day of *December*, 1998.

BY ORDER

  
\_\_\_\_\_  
Thomas J. Peddicord, Jr.  
Secretary



Baltimore County  
Planning Board

401 Bosley Avenue  
Towson, Maryland 21204  
(410) 887-3495  
Fax: (410) 887-5862

**RESOLUTION**  
**Adopting and Recommending the**  
**PATAPSCO/GRANITE AREA**  
**COMMUNITY PLAN**

**WHEREAS** the Baltimore County Master Plan 1989 - 2000 recognized the variety of factors affecting the future of the Patapsco/Granite area in western Baltimore County, and called for further detailed study of the area; and

**WHEREAS** continuing development pressures and recent land use and zoning decisions have increased the need for timely action on a community plan for the Patapsco/Granite area, which is a logical unit for planning within Baltimore County; and

**WHEREAS**, in response to County Council Resolution No. 116-96, a draft community plan was prepared by the Office of Planning and Community Conservation, working closely with an advisory group consisting of area residents, major property and business owners, and the area's community associations; and

**WHEREAS** a general community input meeting on the draft of the plan was held on March 18, 1998; and

**WHEREAS** the draft plan, as presented to the Planning Board on April 23, 1998, was the subject of a public hearing by the Board on May 21, 1998, discussion on June 18, July 23, and September 3, 1998;

**NOW, THEREFORE, BE IT RESOLVED**, pursuant to Section 26-81 of the Baltimore County Code, 1988, that the Baltimore County Planning Board hereby adopts the Patapsco/Granite Area Community Plan, as amended on September 3, 1998, to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000; and

**BE IT FURTHER RESOLVED**, that the Patapsco/Granite Area Community Plan shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

**DULY ADOPTED** by vote of the  
Planning Board this 3rd day of  
September, 1998

Arnold F. 'Pat' Keller, III  
Secretary to the Planning Board

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1996, Legislative Day No. 23

Resolution No. 116-96

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Councilmembers Kamenetz and Moxley

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By the County Council, December 16, 1996

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A RESOLUTION of the Baltimore County Council asking the Baltimore County Planning Board to prepare a community plan for those Western Sector areas of the First and Second Councilmanic Districts which are zoned as resource conservation areas.

WHEREAS, the Baltimore County Council adopted the Baltimore County Master Plan 1989-2000 on February 5, 1990; and

WHEREAS, the Master Plan places great importance upon the development of community plans for areas of the County; and

WHEREAS, the County Council has previously adopted a community plan for the Woodlawn/Liberty area of Baltimore County (1993); and

WHEREAS, the County Council has previously adopted the Patapsco Park and Open Space Concept Plan (1992); and

WHEREAS, much of the land outside the Urban Rural Demarcation Line in the Western Sector of the County is zoned resource conservation; and

WHEREAS, development pressures are increasing in the Woodstock, Granite, Hemwood and Mardella Run areas of the County to such an extent that a community plan is warranted in order to promote the stabilization of this area of the Western Sector.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland that the Baltimore County Planning Board, in conjunction with the Office of Planning and Community Conservation, is requested to conduct an assessment of community needs and issues in the areas of the Western Sector of the County located in the First and Second Councilmanic Districts and zoned as Resource Conservation areas, and to prepare with the surrounding community associations and property owners a community plan for the area suitable for adoption by the Planning Board and the County Council as part of and an amendment to the Master Plan.

R11696.

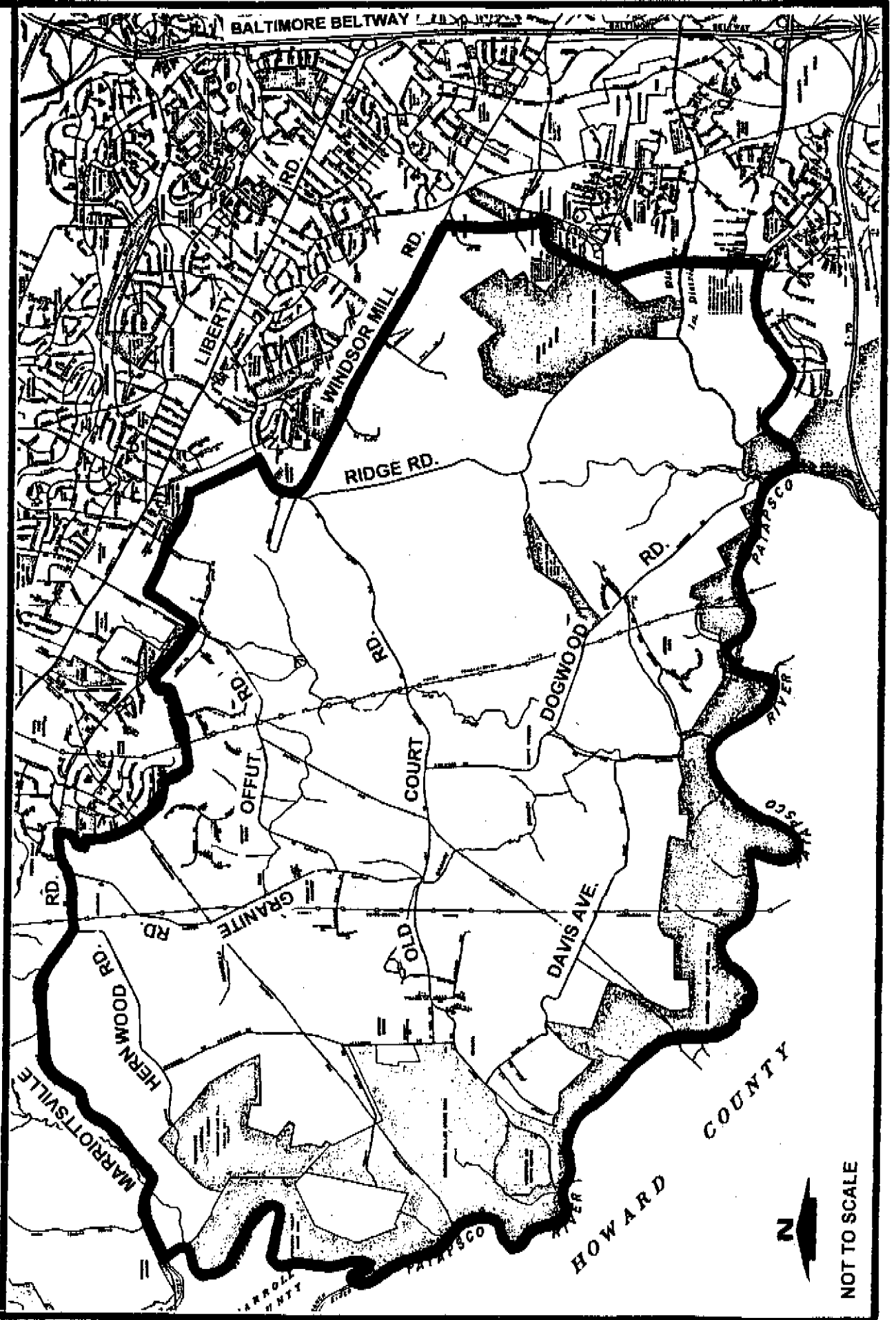
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# Patapsco / Granite Area Community Plan

Map of Boundaries of Study Area



# **PATAPSCO/GRANITE AREA COMMUNITY PLAN**

## **DESCRIPTION OF PLAN AREA**

The Patapsco/Granite Community Plan area contains approximately 18.71 square miles or 11,979 acres. It comprises 17 percent of the 110 square miles in the Western Sector of the county, as designated in the Baltimore County Master Plan 1989 - 2000.

The plan area is located outside the Urban Rural Demarcation Line (URDL), and is served by private well and septic systems. The plan area boundaries are as follows: Windsor Mill Road following the URDL to Marriottsville Road on the north, the Patapsco River on the west and south to Johnnycake Road, also on the south and lastly to the vicinity of Fairbrook Road and following the URDL on the east.

(See Map A.)

The Patapsco River Valley and its streams such as Ben's Run, Brice's Run and Dogwood Run have shaped the land form of the area. There is a great diversity in the area's geography and topography from its gently rolling farm fields to its steep slopes and forested stream valleys with their rugged beauty. The old rural quarry community of Granite, a National Register Historic District, is the area's rural village and a centerpiece for the community.

## **PURPOSE OF THE STUDY**

The purpose of the study is to evaluate the Patapsco/Granite area in light of development pressures and recent land use/zoning decisions. There is the need to balance reasonable rural growth opportunities with the preservation of the area's unique rural character and quality of life. The winding nature of the rural roads, the moderate to severe environmental constraints of the major streams, 100 year flood plains, stream buffers, steep slopes and soils with limitations for septic drainfields impose serious impediments for rural development. The plan will examine the current land use and zoning classifications and make recommendations for changes that are better suited to the environmental constraints of the area. Alternative rural development patterns such as rural hamlets, which allow for development yet establish conservancy areas preserving open space will be explored. Design guidelines for rural development will be discussed.

The following summary of the vision statement adopted by the Greater Patapsco Community Association, aptly describes the hopes and aspirations of Granite's residents for its future. The complete vision statement is found in Appendix A.

"The greater community of Granite sees itself as a picturesque, rural community. We enjoy our scenic views, we take advantage of a bountiful nature for hiking, biking, hunting and just plain gazing. We appreciate the fact that in our midst we have farms, a lumber mill, and a nursery products business. We are proud of our historic district and its antique store. Retirees, housewives and those who work in factories, offices, whatever, like to say: 'I live in the Granite area.'

Many, perhaps most, of our citizens would like to retain the community's present character and severely restrict future growth. There is general recognition, however, that 'we can't build a wall around ourselves and keep others out.' This sense of realism undergirds the community's support for moderate, well-planned development and growth. The support for such moderation is shared, by and large, even by landowners who wish to develop their properties and have applied for upzoning to do so.

In summary, our vision for the greater Granite community involves the continued protection of scenic vistas, the environment and our rural way of life, with an emphasis on agricultural preservation. At the same time, we recognize the need for some population expansion into our area. Our community leaders are willing to work with developers and county authorities in an effort to plan development that will have minimum negative impact on the quality of life currently enjoyed by our residents, and provide a welcoming environment for newcomers."

## **PLAN PROCESS**

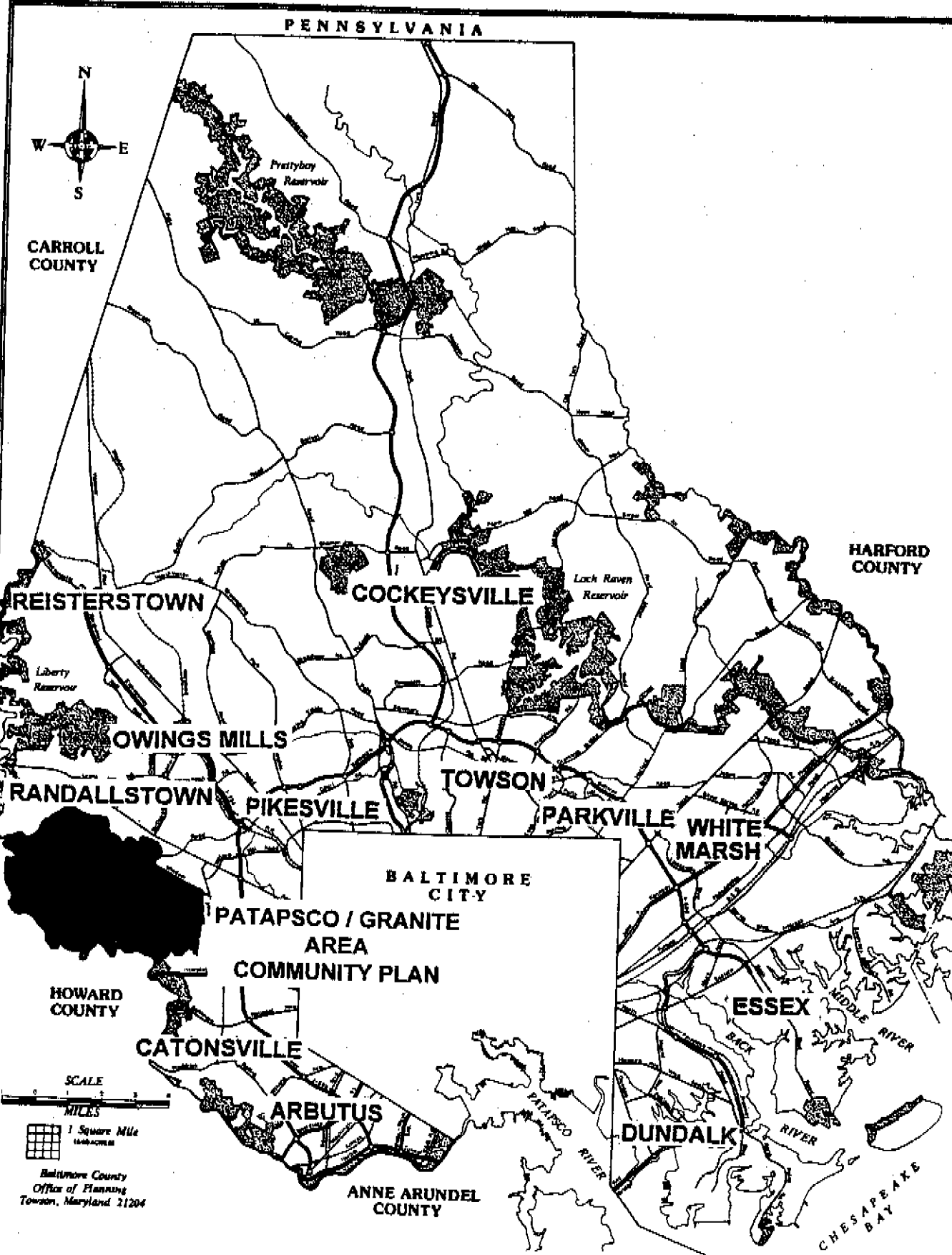
Councilmen Kevin Kamenetz and S.G. Samuel Moxley sponsored a Baltimore County Council Resolution No. 116-96, adopted by the County Council on December 16, 1996. It requested that the Baltimore County Planning Board prepare a community plan for the Western sector areas in the First and Second Councilmanic Districts which are zoned Resource Conservation.

Planning staff in conjunction with a citizen's advisory group comprised of residents, major property and business owners in the area began the planning effort in January 1997. Meetings were held over the course of the next five months. This draft document was reviewed by the advisory group as well as all community associations within the plan area. An open meeting was held in Winter 1998, after which the draft plan was formally submitted to the county administration which distributed it to county and state agencies for review and comment. The Baltimore County Planning Board, upon receipt of the draft plan, scheduled a public hearing. Upon adoption, the plan was forwarded to the County Council for their review, public hearing and adoption as an amendment to the Master Plan.

## **REGIONAL CONTEXT**

The study area is within the Western Sector of the Baltimore County Master Plan 1989-2000 with indirect access to major transportation systems, i.e. US 29 and I-70. The Patapsco/Granite area is located at the western edge of Baltimore County, with Howard and Carroll Counties to the south and west, Wards Chapel and Chapeldale/Holbrook to the north, Randallstown to the north and east, and Woodlawn to the east. These important neighboring areas affect the Patapsco/Granite area. (See Map 2A.)

The 2010 Howard County General Plan has designated the Woodstock area, immediately adjacent to the Patapsco/Granite area, as a mixed use area. In 1995, a planned unit development, Waverly Woods, was approved for a golf course, 1,125,200 square feet of office and commercial



CARROLL COUNTY

HARFORD COUNTY

REISTERSTOWN

COCKEYSVILLE

OWINGS MILLS

TOWSON

RANDALLSTOWN

PIKESVILLE

PARKVILLE WHITE MARSH

BALTIMORE CITY

PATAPSCO / GRANITE AREA COMMUNITY PLAN

HOWARD COUNTY

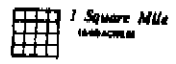
ESSEX

CATONSVILLE

ARBUTUS

DUNDALK

ANNE ARUNDEL COUNTY



Baltimore County Office of Planning Towson, Maryland 21204

# Regional Context Map

BALTIMORE COUNTY, MARYLAND

uses, 856 - 1018 single family dwellings, townhouses and condominium/garden apartments on 682 acres. Currently under construction as a phased development with an estimated completion date of 2010, it is located on Old Frederick Road (Route 99), about one and one quarter miles from the Baltimore County boundary.

While the Patapsco River is a physical and geographic boundary between the counties, Old Court Road connects Baltimore and Howard Counties and serves as a major collector road, one of the best east-west routes in the area. It allows commuters to travel from Carroll and Howard Counties to Randallstown, Pikesville, Woodlawn and other points east. While traffic studies conducted in conjunction with the Waverly Woods development indicate that most new traffic will utilize the interstate system, I-70 and MD 32, it is likely that shopping and job opportunities in Baltimore County will generate an increase in traffic on Old Court Road through the Patapsco/Granite area.

The Wards Chapel and Holbrook/ Chapeldale communities are older rural communities located to the north of Marriottsville Road between the Liberty Reservoir and Holbrook Road area. The RC 2 zoning in the former community assures that development will be extremely limited while the RC 5 zoning in the latter will allow rural residential development to occur.

As for the area to the north and east, Randallstown offers shopping opportunities along the Liberty Road commercial corridor, a major medical institution, the Northwest Medical Center, and medium to high density residential neighborhoods, designated as Community Conservation areas in the Master Plan 1989-2000. Lastly, Woodlawn, to the east and south is a regional commercial and major employment center and contains medium to high density residential neighborhoods along Rolling Road. The Rutherford Business Park, Windsor Corporate Park, Social Security Administration and the Health Care Financing Administration are major generators of jobs within the area. Dogwood Road, Ridge Road as well as Old Court Road are utilized by commuters enroute to Woodlawn from the west.

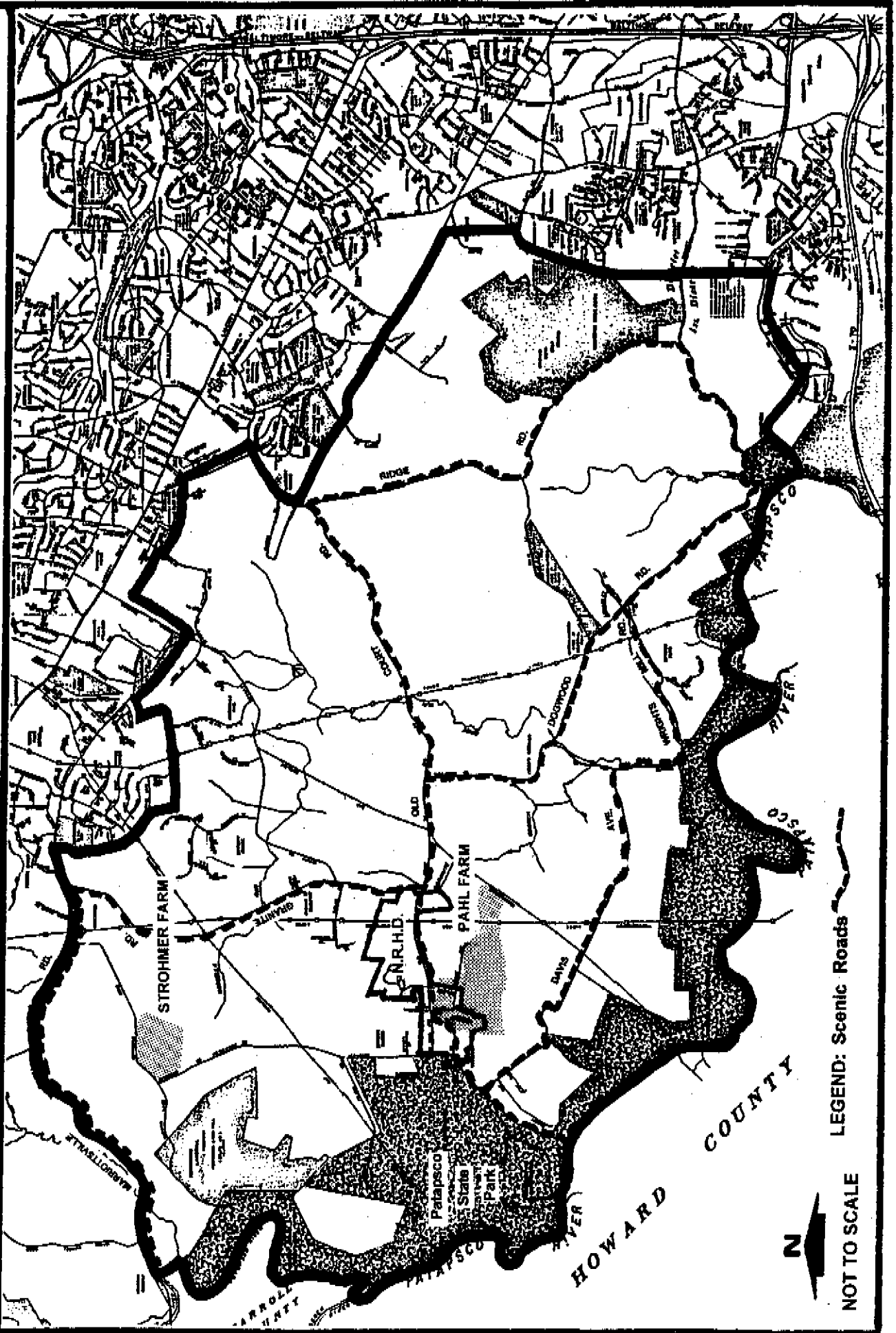
## **HISTORIC PRESERVATION**

In 1994, a National Register Historical District (NRHD) was approved within the heart of the old rural quarrying community from which the name Granite was given. The District contains approximately 300 acres located along Old Court Road and several side streets including St. Paul Avenue, Melrose Avenue, Hcrnwood Road, Bunker Hill Road and Sylvan Dell Lane. The 62 properties within the District form a cohesive group of historic resources and represent the period from settlement around 1750 through the early 20th century. Primarily residential houses and outbuildings, they also include an Odd Fellows social hall, the St. Paul's Methodist Church (now the Missionary Baptist Church), the Granite Presbyterian Church, former commercial buildings and the Granite Public school (now an antique shop). There is a high level of integrity within the District as a result of few intrusions upon the basic form and character of the buildings. (See Map 3 A.)

According to Peter Kurtze, architectural historian, the District achieved its present form during the last quarter of the nineteenth century and the first quarter of the twentieth century at a time when the granite quarrying operations were at their peak. There were two significant

# Patapsco / Granite Area Community Plan

## Historic, Cultural and Natural Resources Map



quarries, Fox Rock and Waltersville. In fact, the area was originally named Waltersville after the prominent local family's quarry. Stone quarried in the area was used in the construction of the Baltimore & Ohio Railroad including the multiple arched Thomas Viaduct. The Baltimore City Courthouse, Customs House and Post Office, the Baltimore County Courthouse, the Randallstown Elementary School, the Library of Congress, the old Treasury building in Washington, D.C. were all constructed from local granite. Granite, as a building material, can be widely found throughout the Granite NHRD District in foundations, the church and school, as well as in cemetery monuments, walls and gateposts.

There is an extensive number of historic buildings and sites that have the potential for listing on an individual basis as Baltimore County Landmarks on the Preliminary or Final Landmarks list. (See Appendix B for a list.) There is also the possibility of creating a satellite District for a significant cluster of historic resources that are fundamental to the character of the area, without which the area would be altered irreparably. A historic preservation master plan is needed as is a strategy for an in-depth evaluation of the historic resources and a priority list for historic preservation. The Granite Historical Society working in conjunction with the Greater Patapsco Community Association, property owners and the county's architectural historian, John McGrain should develop this plan and strategy.

Lastly, the Granite NRHD must be preserved; no development should encroach upon the ambiance of the District. A buffer should be provided between the District and any new development. For additional information, see Rural Design Guidelines section of the plan.

## **AGRICULTURAL PRESERVATION**

The Patapsco/Granite area has a rich agricultural history dating from 1720. The fertile Patapsco Valley was home to all types of farming operations long before the quarrying began in the early 1800's. Today, the area is characterized by rolling hills, farm and pasture land and wooded stream valleys. Throughout the area there are small scattered patches of prime and productive soils; however the productivity of the farms is quite high. There is much opportunity for continued farming, especially in vegetable and specialty farms.

Baltimore County participates in two statewide programs designed to preserve agriculture and open space through the purchase of easements by the Maryland Agricultural Land Preservation Foundation (MALPF) and the donation of easements to the Maryland Environmental Trust (MET). In order to compliment these existing programs, a community based land trust should be formed to promote and protect farms and open space.

The MALPF has a minimum acreage requirement of 100 acres, unless the farm is contiguous with an existing agricultural easement. Open crop land must contain a minimum of 50 percent prime and productive soils; the requirements for woodlands are not as stringent. The MET easements have a minimum requirement of 20 acres, and can protect properties that have significance in terms of their visual qualities, scenic features, wildlife habitat or historic sites in addition to farm and forest land. Recent trends indicate an increase in the number of MET easements countywide.

Two significant farms in Granite have been placed in agricultural easements through purchase by the MALPF. The Pahl farm, 130 acres, is located partially within the Granite NRHD while the Strohmer farm, 100 acres, is located about 1 mile to the north on Hernwood Road.

In conclusion, agriculture should continue to be the preferred land use throughout the study area, particularly within the RC 2 zone. Conversion of agricultural land for residential development is highly undesirable and would undermine an industry that is an integral part of Baltimore County's economy.

## **RURAL CHARACTER**

The preservation of rural character and the quality of life in the Patapsco/Granite area is a fundamental issue for this study. The area contains a mix of elements that define and contribute to the unique rural character of the area. They are listed as follows:

1. Scenic Views
2. Aesthetic Qualities
3. Recreational Opportunities
4. Agricultural Preservation
5. Conservation Areas
6. Historic Resources
7. Architectural Features
8. Rural Scale of Building
9. Rural Context
10. Rural Roads
11. Mix of Farm Fields and Forests
12. Patapsco River Valley, Ben's Run, Brice's Run, Dogwood Run and greenways
13. Quarries
14. Railroad

The area's rural character could be undermined by the following elements:

1. Suburban sprawl, i.e. rural residential development not in keeping with the character of the area.
2. Widening the rural roads.
3. Zoning that is too dense due to the environmental features and constraints of the area.
4. Quality of the public schools.
5. Contamination issues on the Nike bases and the Hernwood Landfill.
6. Extension of public sewer to the area.

In order to preserve rural character, Baltimore County should adopt policies which promote the area as a Rural Heritage Area. This would include agricultural and historic preservation, the protection of environmental resources, open space and the rural way of life. Additionally, this would also include strengthening the local public schools. Guidelines should be developed for new rural development, residential, commercial and institutional. This will achieve a better fit between the area's unique landscape features, scenic views and roads and any new development.



The vision for the Patapsco/Granite Community involves the continued protection of the area's scenic vistas, the environment and the rural way of life with an emphasis on agricultural preservation. Therefore, the area has merit for consideration as a Rural Legacy Area.

## **OPEN SPACE**

In May 1991, the Baltimore County Council adopted the Patapsco Park and Open Space Plan. The plan made recommendations for a portion of the study area, a 2100 acre area bounded by Windsor Mill Road, Fairbrook Road, Johnnycake Road, and Old Court Road. The primary feature of this plan was a greenway concept along Ben's Run, Brice's Run, and Dogwood Run. This concept is very important to the Patapsco/Granite plan. Within the larger 11,979 acre Patapsco/Granite study area, these major greenway systems form a spine for the overall open space network which includes Ben's Run and Brice's Run, tributaries to the Patapsco River, and Dogwood Run, a tributary to Ben's Run, and the Patapsco greenway. (See Map 6 A.)

The Patapsco greenway is undergoing a major master planning effort by an inter-jurisdictional committee. The committee involves the Maryland State Department of Natural Resources, the Maryland Historic Trust, Baltimore County, Howard County and numerous private organizations such as the Ellicott County Restoration Foundation, Historic Ellicott City as well as numerous community associations. While the initial planning area is narrow in scope, from Union Dam to Relay and Elkridge, the potential exists to extend the greenway to the north through the study area through the Patapsco State Park to Carroll County. This could be a regional greenway extending from Carroll County to Anne Arundel County and linking to the Baltimore Washington International trail and the Baltimore and Annapolis trail. (See Map 6 B.)

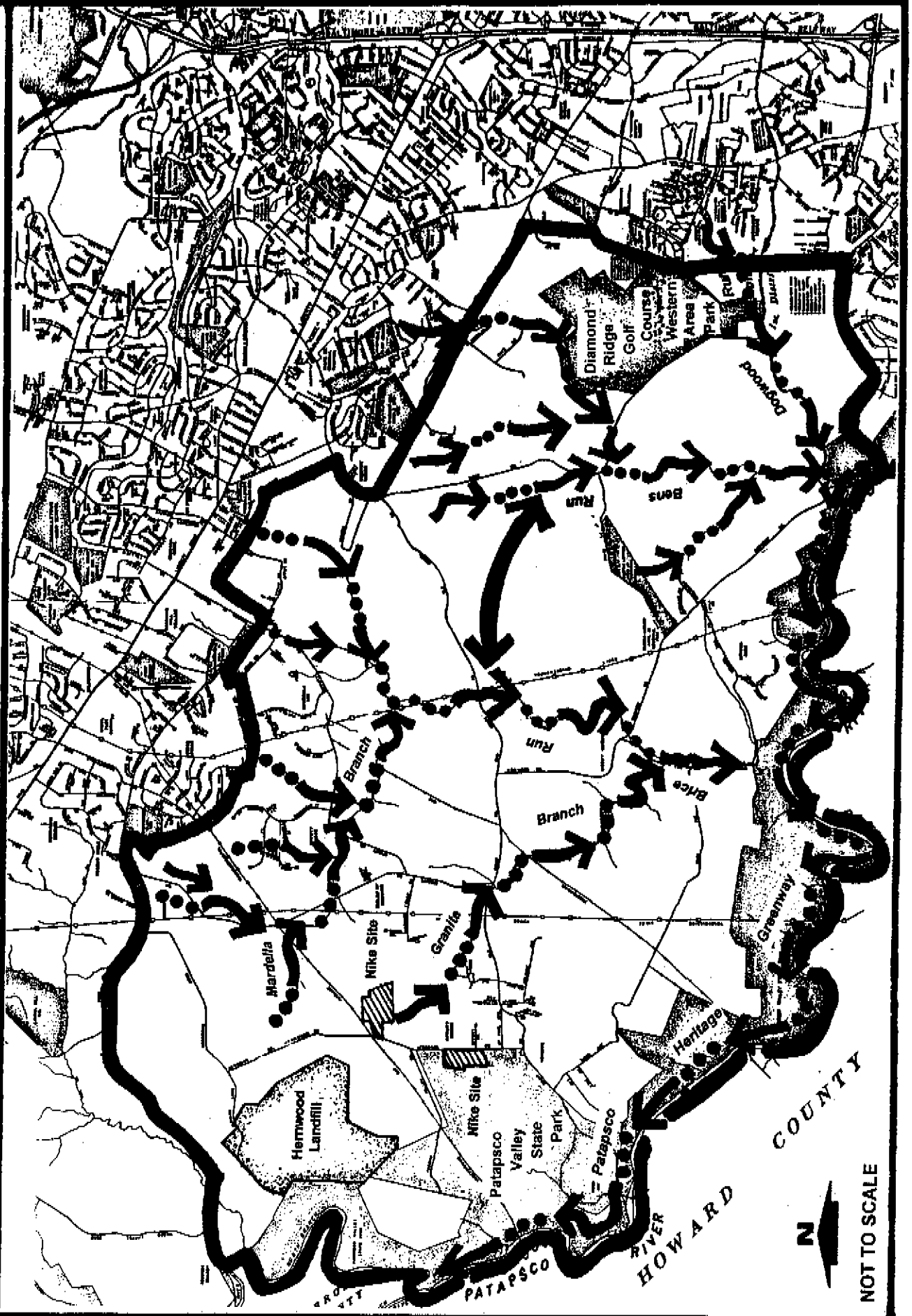
In addition to the previously mentioned greenways, Granite Run and Mardella Run offer the potential for greenways as well. There is also the potential to connect the Granite/ Patapsco area greenways to the Fairbrook area to the east and the Owings Mill area to the north. (See Map 6 B.)

Greenways are acquired through in-fee dedications as development occurs, and by means of an active easement program for pedestrian access. Although primarily associated with the stream valleys, 100 year flood plain and buffer areas, the greenways will by necessity also utilize land bridge connections at certain ridge top locations. The greenways are envisioned to be a hierarchy of trails that would link other recreational amenities while protecting water quality and providing wildlife corridors.

The Department of Recreation and Parks will work with the Department of Environmental Protection and Resource Management (DEPRM) in a joint evaluation of existing and proposed trails to address the appropriateness of trails for recreational use and environmental impact. Department of Recreation and Parks has developed a system to categorize trails as: 1) high intensity, 2) medium intensity and 3) low intensity trails. The first type of trail is hard surfaced, bituminous, or concrete and is handicapped accessible as well as for parents with small children

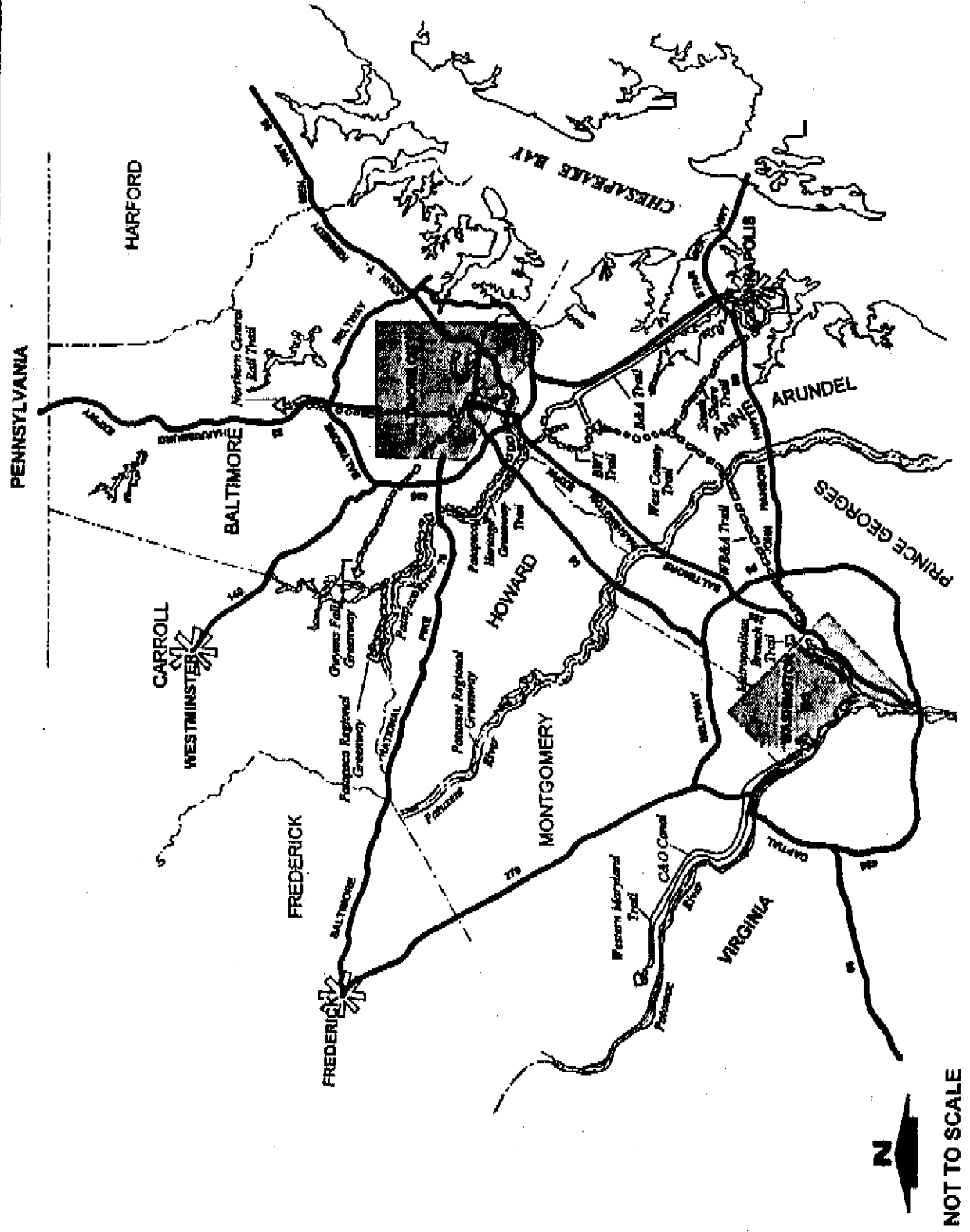
# Patapsco / Granite Area Community Plan

## Map 6A Greenways and Recreation Sites



# Patapasco / Granite Area Community Plan

## Map 6B Regional Greenways and Trail Connections



and strollers. Walkers, bicycles and joggers all can utilize this type of trail. The second type of trail is constructed from crushed stone or stone dust and allows for some bicycle use, jogging, hiking, and horseback riding while allowing for fairly efficient wheelchair use. The third type can be developed with little or no disturbance to the natural environment. There is an initial clearing of vegetation that blocks the trail and periodic trail maintenance. This type of trail is challenging and is for the serious hiker who can handle segments that may be steep and narrow. It is foreseen that the majority of the trails within the study area will be in this low intensity category.

A portion of the Patapsco Valley State Park is located within the Patapsco/Granite Community Plan area. Offering a variety of recreational facilities and trails, the park allows for activities such as horseback riding, hiking, bicycle riding, nature study and camping.

Another open space issue involves open space opportunity sites, the former Hernwood landfill and the former Nike sites, all located on Hernwood Road and zoned RC 2. There have been long-standing issues concerning contamination of these sites which should be thoroughly evaluated by the Maryland Department of the Environment. Several of the cells at the Hernwood landfill have been capped and are utilized by model airplane enthusiasts at present. The northern portion of the landfill is anticipated to be capped in 1998. A reclamation plan and a plan for re-use should be developed as a joint effort between the Office of Planning, the Department of Recreation and Parks, the Department of Public Works and the community.

The Nike sites are located on the east and west sides of Hernwood Road in proximity to existing residential development. It is desirable to re-use these sites for a community center use which would include meeting rooms, an area that could be rented for receptions and indoor /outdoor recreational facilities. At the present time, the community has no dedicated meeting space for Scout groups and community planning groups. A concept plan should be developed for re-use as a partnership effort with the Office of Planning, the Department of Recreation and Parks and the community. An environmental assessment of the properties should be conducted to insure that there is no site contamination or environmental hazard.

Finally, a major open space opportunity, the 18 hole expansion of the Diamond Ridge Golf Course will be completed in Spring 1998. The "Woodlands" will be a 7,000 yard complement to the existing 6,525 yard course. This brings the total acreage of the Western Area Park, including the golf course to 371.5 acres.

## **TRANSPORTATION**

A review of the transportation issues facing the Patapsco/Granite area reveals that future traffic congestion and safety concerns are more likely to be influenced by external development pressures rather than development within the study area. Traffic volumes on the main arterial within the study area have not reached capacity levels. Furthermore, these roads are not projected to reach capacity levels by 2010. The resource conservation zoning and rural nature of the study

area also precludes traffic generation on side streets from reaching capacity. It is unlikely that traffic volumes will rise to a level where unacceptable travel delays would occur within the study area. A more likely scenario is that as traffic volumes increase, some spot safety improvements might be needed to address individual problems.

Old Court Road (MD 125) and to some extent Marriottsville Road are likely to experience significant increases in traffic volumes over the next ten years. These increases will be caused primarily by growth in the Owings Mills Town Center and the Waverly Woods development in Howard County. At some point the geometric condition of the roadways through Granite will begin to act as a traffic calming device, and will discourage a certain amount of vehicular travel. Thus, the geometrics in conjunction with a reduction of zoning potential within the study area are probably the best way to manage potential traffic problems. To improve roadway geometrics for reasons other than public safety will only encourage more outside traffic to travel through Granite. As traffic volumes increase and as issues arise, the Bureau of Traffic Engineering and Transportation Planning (BTETP), will work closely with the community to resolve any future problems.

At the request of the Greater Patapsco Community Association, the BTETP has reviewed several issues involving sight distance obstructions and safety concerns. The following actions or evaluations have been made:

1. A remnant of a concrete wall adjacent to the southbound lane of Old Court Road, south of Inwood Road will be reviewed by the Bureau of Highways for possible removal if it is within the county right-of-way.
2. A sight distance survey at Windsor Mill Road and Old Court Road and accident data for the past five years indicates that the sight distance meets minimum criteria and the accident rate is not abnormally high. While there are problems with entering or crossing Old Court Road from Windsor Mill Road, particularly at peak times, delays and waiting for appropriate gaps in traffic is not at the level of severity that changes are necessary at this time.
3. An engineering evaluation is needed for potential solutions to the sight distance problems at Old Court Road and Ridge Road. Relocation of the roadways may be needed to create an acceptable intersection.
4. The SHA is evaluating the embankment on the south side of Old Court Road at Dogwood Road that is creating a sight distance problem.
5. The Highway Design Section is reviewing the sight distance obstruction caused by the bridge on Dogwood Road west of Hollifield Road.
6. The Developers Plans Review Division is reviewing the issue of visibility problems of potential access points along the Chew property's frontage (9300 block Old Court Road).

## **SCHOOLS**

In a study of school aged children, conducted by the Greater Patapsco Community Association, one hundred and four attend private schools, ninety six attend public schools while thirty are home schooled. There are five elementary school districts within the study area. They are as follows: Winfield, Hernwood, Randallstown, Featherbed Lane and Chadwick Elementary Schools.

According to the Board of Education 1996 enrollment numbers, there are seventy-four elementary school aged children within the study area attending a total of 10 different public elementary schools. While the majority attends Hernwood Elementary School, others have received permission to attend outside of their district with special approval due to job or day care provider location.

As for middle schools, area students primarily attend Deer Park Middle and secondarily, Old Court Middle. Randallstown High School serves the high school population.

School district boundaries have not been changed for many years. They should be re-evaluated in light of the great advantages to making school district boundary changes that would result in all of the Patapsco/Granite Area being located within the Northwest area. This would promote community identity and cohesiveness while being more effective from a school management point of view.

The quality of public school education is an important issue for this community as it is for communities countywide. The Board of Education has undertaken a series of actions to improve the quality of education. They have instituted programmatic changes in an effort to link the local essential curriculum to state curriculum, better preparing students for language and reading skills and the MSAP tests. A mentoring program for novice teachers with less than five years experience has been established. A Middle School study committee is developing a proposal for the construction of a new middle school in the northwest area. Also, there are plans for Randallstown High School to become a magnet school, one of only ten magnets countywide.

While continued improvements to the public schools are important, other alternatives such as charter schools and shared public school resources with home schools should also be explored. The Board of Education should consider developing guidelines for charter schools. It should be noted that existing parochial or private schools do not qualify as charter schools. Lastly, a major change in school policy would be needed in order to allow home schooled children to attend public schools for some classes like gym, art or music.

## **PUBLIC SAFETY**

Police Department statistics indicate 1780 calls for service in the plan area during 1996. Only 263 or 14.8 % of those calls were for criminal matters. To put these numbers in perspective, countywide, there were a total of 469,058 calls during that time period with 2.5% of the calls in Precinct 2. The types of calls with comparatively high numbers are faulty residential alarms and requests to check location for suspicious activities.

There is continued concern about repeated illegal dumping of construction and other debris in the community. A Police Department spokesperson suggested writing down the tag number of the vehicle. However, all too often the dumping occurs at night or is unobserved. There is one patrol car serving the study area. If necessary, a car from the Garrison precinct can assist in providing service. A total of twelve patrol cars service a 40 square mile area from Liberty Road to the Route 40 West corridor and from the Baltimore City line to the Howard County line.

Lastly, there is a very active Citizens on Patrol within the plan area. The residents in the study area can be characterized as very watchful and observant, which helps in community policing and crime prevention.

## **ENVIRONMENTAL PROTECTION AND ENVIRONMENTAL CONSTRAINTS**

### **Environmental Protection**

The Patapsco/Granite plan area has a wealth of environmental resources from its gently rolling farm fields to its forested stream valleys. Patapsco State Park provides a good habitat for forest dwelling interior birds while farm fields provide a good habitat for grassland birds. There are changes in the bird population when land is converted from farms and forests to residential development. The County's hope for the preservation of a diverse wildlife habitat lies in retaining corridors of forests and farms.

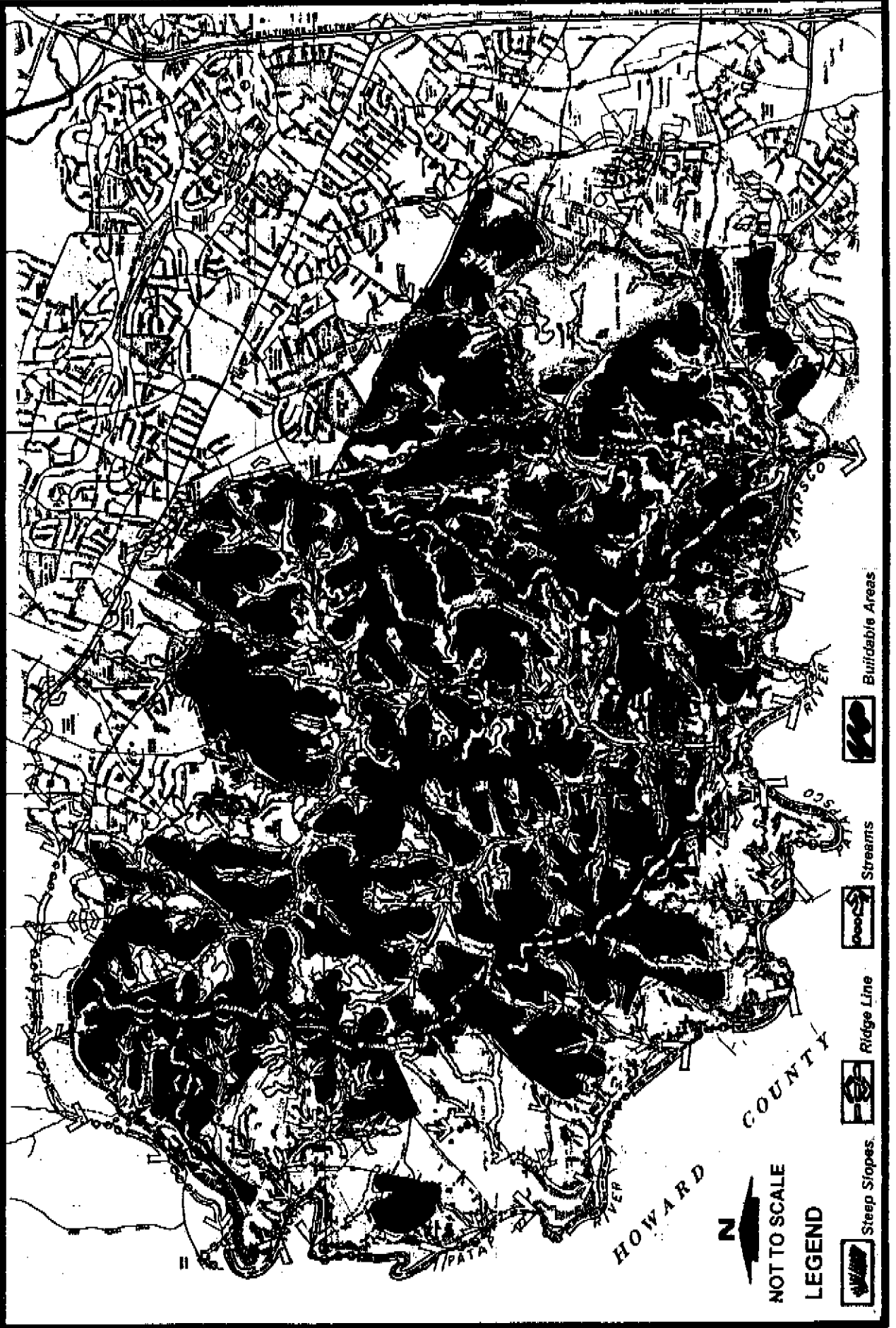
Another area of concern is the safety from environmental hazards of the former Nike sites on Hernwood Road and the former dump on the Woodstock Job Corps property. This matter requires the joint co-operation of County, State and federal agencies to come to a resolution.

A two pronged approach is needed for the protection of environmental resources; a regulatory approach and the voluntary co-operation of property owners and community associations. The regulatory approach involves the following measures:

1. Soil conservation plans and best management practices are required for farms.
2. Since 1969, a sediment control program has minimized soil erosion from development activity.
3. Since 1982, steep slopes and soils with severe limitations for development are protected. Section 26-277 of the Baltimore County Development Regulations states that before any plan or plat may be approved, protective measures must be provided to mitigate the limitations of grading within these steep slopes or unstable soils.
4. Since 1983, streams, 100 year floodplains, and wetlands are protected. Stream buffers of a variable width are required for all streams.
5. Since 1984, storm water management for water quantity and quality is required for the grading of development sites.
6. Since 1988, steep slopes associated with streams and wetlands have been protected. A steep slope analysis and field work occurs during the development review process to determine the extent of the area to be protected.
7. Since 1991, the Forest Conservation Act sets thresholds for clearing and may require reforestation on development sites. (In the RC 5 zone, 25% of the existing forest must be retained, in RC 4, there is a 50% threshold, while there is no threshold in RC 3).

# Patapasco / Granite Area Community Plan

## Summary Analysis Map





The voluntary approach involves citizen and community initiatives in the following:

1. Forest Management agreements can be set up through the Department of Natural Resources. These are 15 year agreements with a tax reduction and a stewardship plan for wildlife protection.
2. Maryland Environmental Trust easements may be established on properties larger than 20 acres with significance as wildlife habitats or for scenic value.
3. Mitigation banks are being set up; shares or rights can be sold to developers who will mitigate for the loss of forest on development sites.
4. Stream clean ups may be sponsored by community organizations with Save Our Streams providing community education.

### **Environmental Constraints**

Many of the landscape features that form the unique rural character of the Patapsco/Granite area also present moderate to severe constraints for development. Ben's Run, Brice's Run, Dogwood Run and Granite Branch with their associated wetlands, 100 year flood plains, and stream buffers traverse the plan area. Ben's Run, Dogwood Run and their tributaries are Use I streams; in stream construction is regulated and prohibited while fish are spawning during certain months of the year. Brice's Run, Granite Branch and their tributaries are Use III streams, i.e. trout streams. Water quality is protected more extensively in Use III streams in order to support trout and the organisms on which they feed. Construction is regulated within the stream and the 100 year flood plain during certain months of the year while fish are spawning.

Additionally, there are significant bands of soils within the plan area with limitations for development of building sites and septic drain fields. It should also be noted that the portion of the plan area located to the east of Ben's Run is underlain by soils derived from the basic gabbro rock formation that has weathered in place. These soils generally have heavy surface clays, perched water table conditions and slow permeability in the subsoil. This combination results in poor percolation tests; where tests are successful, they are often sporadic at best. The portion of the plan area located to the west of Ben's Run is underlain by soils derived from schists, gneisses and granite formations. These soils generally are more favorable for septic disposal areas, having less surface clays and more porous subsoils. However, this area also contains more prime and productive soils, which are well suited for agricultural use. Finally, there are abundant steep slopes and erodible soils in this portion of the plan area.

The summary analysis map, Map 10 A, was prepared by the Office of Planning utilizing 200 scale topographic maps, 200 scale aerial photogrammetric maps as well as the FEMA maps. In a general manner, this map graphically depicts the environmental constraints for development and the areas that have the most development potential. The areas with the fewest environmental constraints are very scattered throughout the plan area. It should also be noted that many of the areas which appear on the map to have development potential are already developed or are located in an area designated for agricultural protection. Lastly, this map is a tool that will be used in combination with agricultural and historic preservation goals to evaluate land use and zoning patterns.

## **Forest Resources**

Baltimore County's Forests have been affected by fragmentation, the reduction of forest interior area, and the introduction of pests, diseases and invasive plant species. Forest harvesting practices without the benefit of today's increased knowledge of forest ecosystem dynamics have left many forested tracts with diminished species diversity as well as a reduction in age classes and vigor. DEPRM is currently developing a Forest Resource Management Plan for Baltimore County and a Geographic Information System (GIS) Methodology for studying forest fragmentation and for locating opportunities for reconnecting forest fragments. The Patapsco/Granite Community Plan will be structured to utilize the information gained from these resource management initiatives and to seek opportunities to increase the vigor and vitality of its forest resources.

## **Patapsco River Watershed Water Quality Management Plan**

Baltimore County DEPRM, in compliance with the United State Environmental Protection Agency's National Pollutant Discharge Elimination System Permit will produce a Watershed Water Quality Management Plan for the Patapsco River Watershed. The plan will be consultant produced with a projected completion date of July 1999. It will involve stormwater runoff quantity and quality modeling of the various land use types and assessment of stream stability. Opportunities for pollutant loading reduction and stream restoration will be identified, analyzed and prioritized leading to a long term action strategy for the Patapsco Watershed in Baltimore County. The Patapsco/Granite Community plan will utilize the results of the Patapsco River Watershed Water Quality Management Plan to assist in land use decisions and restoration efforts.

## **LAND USE AND ZONING**

A sizable part of the Patapsco area is recommended to be designated as a Resource Preservation Area on the Land Management Area Map. This designation is for areas which "have a unique historic, cultural, recreational, and environmental value to the region and Baltimore County in particular". The implication of this designation is that there will be accompanying zoning changes; the density recommended is very low in an effort to preserve the area as a significant resource.

The Patapsco/Granite plan advisory group reviewed major and minor subdivision activity within the plan area from 1981 to the present in an effort to understand the potential for building lots that have been approved by the County but have not yet been built. (See Chart 1.) An overview of the existing zones was also provided. The majority of the land within the plan area, 5550 acres is zoned RC 2, Agricultural Protection. The remaining land is zoned RC 3, Deferred Planning, (3,428 acres) and RC 5, Rural Residential, (2,964 acres). (See Map 12 B.) An as-built density count was

**Chart 1**

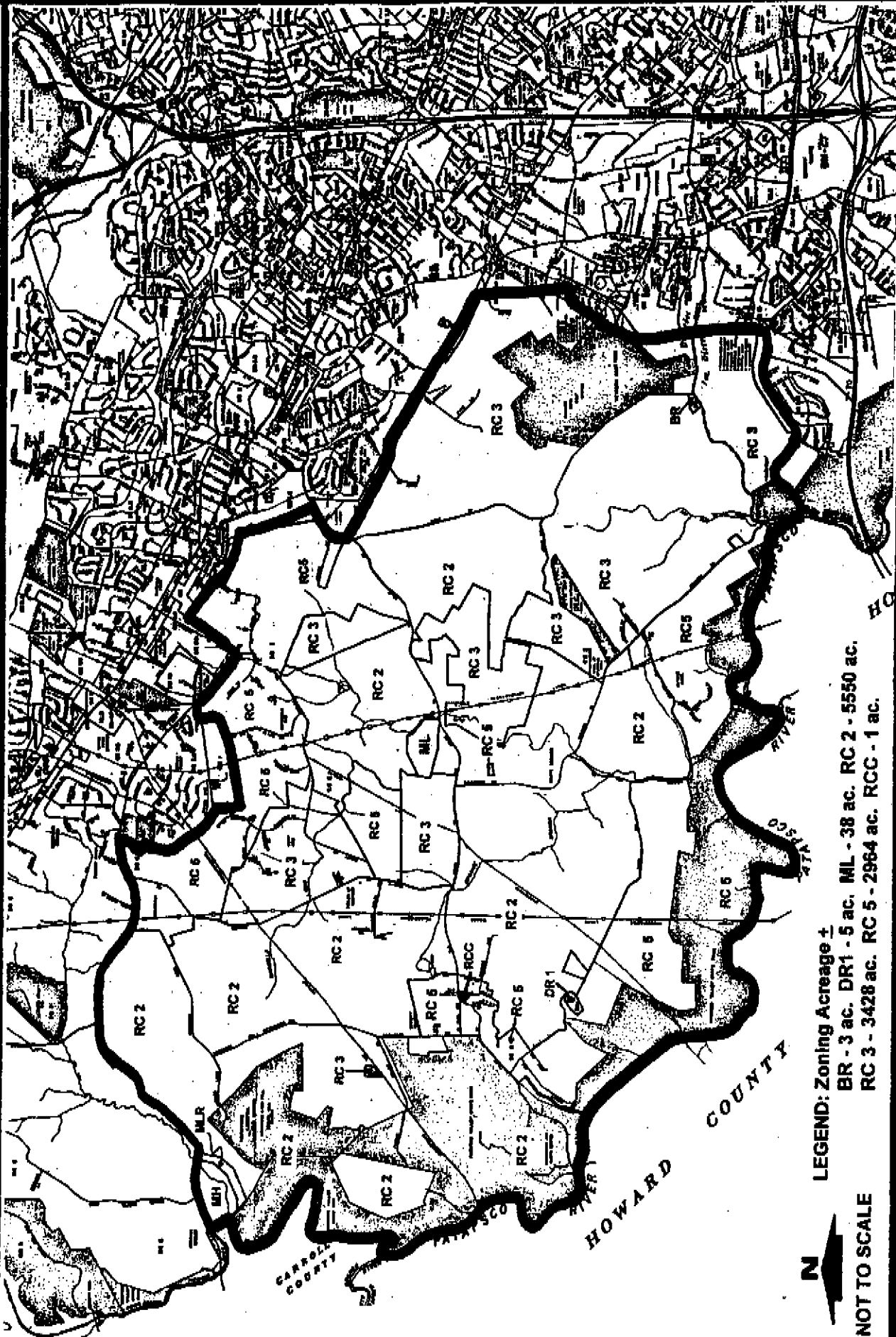
**Development Activity in the Granite Patapsco Study Area  
as of September 30, 1997**

<b>Major Subdivisions</b>			Density	Proposed	Developed	Undeveloped	Average
<b>Development</b>	<b>Zoning</b>	<b>Acres</b>	<b>Allowed</b>	<b>Lots</b>	<b>Lots</b>	<b>Lots</b>	<b>Lot size</b>
<b>Fields of Harvest</b>							
Section 2	RC 3	183.57	55.07	34	34	0	5.40
Section 3	RC 3	60	18.00	18	1	17	3.33
Residue	RC 3	50.34	15.10	1	0	1	50.34
<b>Mardella Run</b>							
Section 1	RC 5	193.2	128.86	64	64	0	3.02
Section 2	RC 5	60.4	40.30	6	6	0	10.07
Shecter Property	RC 3	164.1	49.23	14	0	14	11.72
Autumn Park	RC 5	48.9	32.62	26	19	7	1.88
Offutt Ridge	RC 3	94.52	28.36	28	28	0	3.38
	RC 5	94.32	62.91	49	47	2	1.92
Mahogany Woods	RC 5	27.53	18.36	8	1	7	3.44
<b>Edrich Manor</b>							
Plat 1, section 1	RC 5	40.94	27.31	22	22	0	1.86
Plat 2, section 1	RC 5	18.42	12.29	10	9	1	1.84
Section 2	RC 5	32.7	21.81	19	0	19	1.72
Section 3	RC 5	56.51	37.69	22	0	22	2.57
	RC 2	84.02	2.00	0	0	2	N/A
	RC 3	0.42	0.13	0	0	0	N/A
Meadows of June	RC 5	14.7	9.80	5	1	4	2.94
Polly Hill	<u>RC 5</u>	<u>30.2</u>	20.14	<u>16</u>	<u>0</u>	16	<u>1.89</u>
<b>Total</b>		<b>1254.7</b>	<b>579.98</b>	<b>342</b>	<b>232</b>	<b>112</b>	<b>3.67</b>
<b>Minor Subdivisions</b>							
Woodstock Estates	RC 3	55.7	16.71	2	2	0	27.85
Burham John E.	RC 5	2	1.33	1	1	0	2.00
Brook Farms	RC 2	10.7		4	4	0	2.68
William Greenwalt	RC 5	4.5	3.00	3	3	0	1.50
Land Of Steve Smith	RC 5	34.7	23.14	3	3	0	11.57
Schmidt Meadows	RC 5	9	6.00	6	0	6	1.50
<b>Total</b>		<b><u>116.6</u></b>	<b><u>50.19</u></b>	<b><u>19</u></b>	<b><u>13</u></b>	<b><u>6</u></b>	<b><u>6.14</u></b>
<b>Area Total</b>		<b>1371.3</b>	<b>630.18</b>	<b>361</b>	<b>245.00</b>	<b>118.00</b>	<b>3.80</b>

This chart represents major and minor development activity in the study area as of September 30, 1997. It was developed to give a general idea of what type of development has occurred over the past 15 years.

# Patapsco / Granite Area Community Plan

## Existing Zoning Map



**Chart 2**

**Patapsco / Granite Study Area  
Existing and Potential Build Out  
(Status Quo Option)**

	<b>Total Acres</b>	<b>Public Land</b>	<b>Private Land</b>	<b>Existing Build Out</b>	<b>Remaining Density</b>	<b>Potential Total Build Out **</b>
<b>RC 2</b>	<b>5550</b>	<b>1593</b>	<b>3957</b>	<b>339</b>	<b>211</b>	<b>550</b>
<b>RC 3</b>	<b>3428</b>	<b>244</b>	<b>3184</b>	<b>143</b>	<b>812</b>	<b>955</b>
<b>RC 5</b>	<b>2964</b>	<b>594</b>	<b>2370</b>	<b>473</b>	<b>1107</b>	<b>1580</b>
<b>Total</b>	<b>11942</b>	<b>2431</b>	<b>9511</b>	<b>955</b>	<b>2130</b>	<b>3085</b>

\* Public Land - Federal, State and County owned land as well as land owned by BGE, Consolidated Gas and AT&T was deducted from total acres. Density was computed on remaining privately owned land.

\*\* Potential Total Build Out is based upon gross site area and does not consider environmental constraints or other county/state regulations which will reduce actual build out.

determined using the 1996 aerial photogrammetric maps. This provides a better understanding of the development potential if the existing zoning remains intact. (See Chart 2.) Several options for zoning changes were discussed as follows:

1. Status Quo - No changes to existing zoning.
2. Create a new zone that is tailored to the unique characteristics of the area.
3. Modify the RC 3 zone since it no longer has any merit as a deferred planning zone because public water and sewer will not be extended to serve the area. Convert it to a permanent zone with a density of .1 dwelling units per acre. There should be a building or impervious area coverage factor, vegetation removal limitations, and provisions for rural cluster subdivision and conservancy area requirements.
4. Modify the locational requirement for the RC 4 zone to allow its application to land that drains to the Patapsco River. While its many features such as the coverage factor, vegetation removal limitations, cluster option and conservancy area requirements are advantageous to the area, the .2 density cluster option may be too dense for the land, given the environmental constraints within the Patapsco River Valley Area.
5. Rezone areas within the plan area to zones that have a more appropriate density given the environmental constraints (such as steep slopes, streams, buffers, and erodible soils) and the winding nature of the area's roads.
6. Evaluate the issue of net density versus gross density, i.e. should the streams, 100 year floodplains and steep slopes in excess of 25% be excluded from the gross site area with the density calculated on the remaining net buildable site area. The resulting density would be more appropriate due to the environmental constraints of the area.

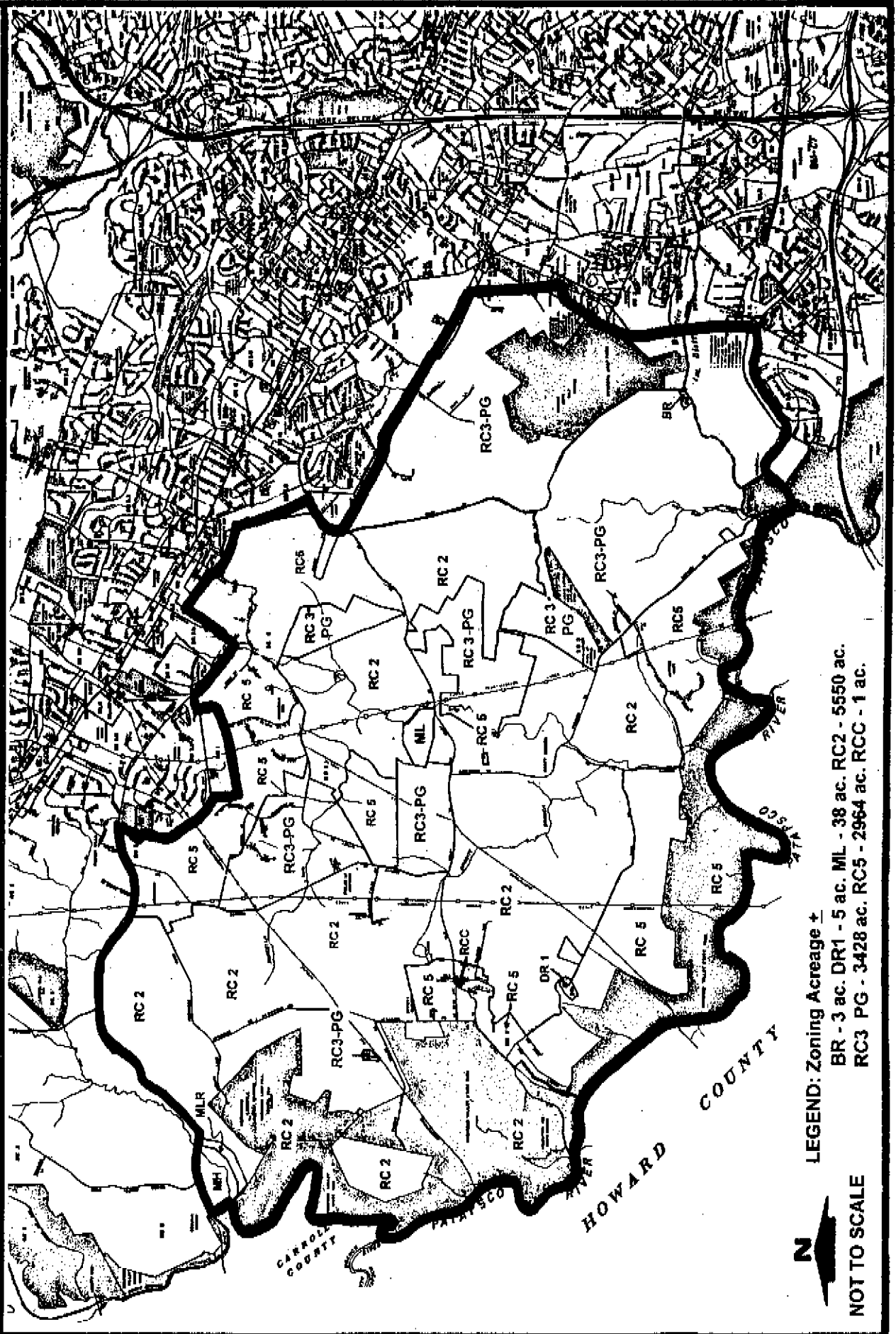
Since agricultural preservation remains a priority in the plan area, the existing RC 2 zoning should remain as mapped on the 1996 Comprehensive Zoning Maps. However, the remaining zoning options need additional study and evaluation, taking into consideration the environmental constraints and the possible density build out based upon the subdivisions that have been recorded. Zoning patterns within the plan area should be re-evaluated prior to the 2000 CZMP.

### **Ridge Road and Dogwood Road Area**

Additional study occurred in the eastern portion of the Patapsco/Granite Area Community Plan area. This area contains the Diamond Ridge Golf Course and the Western Area Park fronting on Ridge Road and Dogwood Road. To the southeast of the study area is the future Dogwood Road Elementary School located on 45± acres known as the Reiblich and Helfrich properties, the latter being the former Woodlawn Country Club. Also to the southeast is the Health Care Finance Administration (HCFA), an 883,140 square foot government office complex. The Rolling Road communities, located further east, contain a mix of townhouses, condominiums, apartments and single family houses in an area that is largely built-out with the exception of the proposed Windsor Commons development plan. The Security Employment Center, to the east and south of the Rolling Road communities, is one of the County's major employment centers containing office, warehouse and regional commercial uses. These uses include the Rutherford Business Center, the Windsor Corporate Park, the Meadows Industrial Park, the Security Square Mall and the Social Security Administration.

# Patapsco / Granite Area Community Plan

## Proposed Zoning Map



**LEGEND: Zoning Acreage ±**  
BR - 3 ac. DR1 - 5 ac. ML - 38 ac. RC2 - 5550 ac.  
RC3 PG - 3428 ac. RC5 - 2964 ac. RCC - 1 ac.

**NOT TO SCALE**

While the land use and zoning transition from the employment center to the medium and high density residential uses is a gradual one, the transition from the high and medium density housing to the rural community is an abrupt one with a hard edge at the Urban Rural Demarcation Line (URDL). However, the future Dogwood Road Elementary School and the park/golf course as institutional and open space uses form a good buffer between the high and medium density residential uses and the rural community. Additionally, there are serious environmental constraints, severe topography and infrastructure deficiencies, i.e. narrow, winding rural roads which make increased rural residential densities undesirable in this area.

### **RC 3 zone within the Plan area**

The RC 3 zone was established in this area in 1976 as a deferred planning zone. This zone should be modified and defined as a permanent rural zone, RC3-PG, to provide an improved transition from the rural Patapsco/Granite area to the higher density Rolling Road communities.

The new RC 3-PG zone is proposed as a rural conservation zone. This zone would reflect the severe environmental constraints in this area, such as soils that have severe constraints for septic fields, streams, 100 year flood plains, wetlands, severe topography and infrastructure deficiencies.

This rural zone would feature clustered rural residential development, while limiting impervious area and protecting natural vegetation. This method of subdivision site design emphasizes the importance of open space or conservancy areas and preservation of attractive natural features. A conservancy area is that portion of a development tract that will be preserved for open space. Areas with severe environmental constraints, including the land within the DEPRM forest buffers, would be put into conservancy areas. These areas could be publicly owned or owned by a home owner's association.

The conservancy area concept is designed to accomplish an interconnected system of open space on the eastern side of the Patapsco/Granite area. The Dogwood Road Elementary School tract could be connected to the Diamond Ridge and Woodlands golf courses and the Ben's Run greenway. It will result in an improved transition from the rural Patapsco/Granite area to the higher density Rolling Road communities by providing a greenbelt or buffer area, giving a more open character to the landscape while allowing reasonable rural development densities.

The new RC 3 - PG, Rural Conservation zone could be implemented during the 2000 Comprehensive Zoning Map Process.



## **RURAL DESIGN GUIDELINES**

Design Guidelines for new development are needed in order to preserve the area's unique rural character while allowing for reasonable rural growth. One set of guidelines is needed for steep, wooded sites and another set for open fields and farms. The items the design guidelines will cover involve the siting of new houses, protection of scenic views and corridors, protection of historic resources, tree preservation and fencing. The design guidelines should be adopted as an amendment to the Comprehensive Manual of Development Policies (CMDP).

The following roads are designated as Scenic Routes: Marriottsville Road from Granite Road to the Carroll County line, Davis Avenue in its entirety, Wright's Mill Road from Davis Avenue to Dogwood Road, Dogwood Road in its entirety, Old Court Road in its entirety, and Ridge Road in its entirety.

In addition to the standards for Scenic Routes found in the Comprehensive Manual of Development Policies, this plan will contain separate recommendations for Scenic Viewshed Analysis, to be submitted with the concept plan for review by the Office of Planning as part of the development review process.

Institutional forms of development such as houses of worship and schools are permitted by right or by special exception in the RC 2, RC 3 and RC 5 zones. While beneficial to the residents, the demands on the infrastructure may be more extensive than many other non-residential uses. In order to preserve rural character, these uses should be reviewed by the Baltimore County Design Review Panel, pursuant to Section 26-281(b) of the Baltimore County Code, and should be reviewed for compatibility with the surrounding neighborhood, pursuant to Section 26-282 of the Baltimore County Code. Special consideration should be given to architecture, scale, mass, fencing, landscaping and signage. Lastly, uncleared, landscaped buffers of 50 feet for any institutional building or parking lot will be required, consistent with those required in a residential transition area (RTA). The RTA should apply in all RC zones, between the new use and any off site single family houses that are located within 150 feet of the development tract boundary or vacant lots, less than 2 acres in area, on which a dwelling meeting all required setbacks can be erected.

## APPENDIX A

### VISION STATEMENT

The greater community of Granite sees itself as a picturesque, rural community. We enjoy our scenic views, we take advantage of a bountiful nature for hiking, biking, hunting and just plain gazing. We appreciate the fact that in our midst we have farms, a lumber mill, and a nursery products business. We are proud of our historic district and its antique store. Retirees, housewives and those who work in factories, offices, whatever, like to say: "I live in the Granite area."

Many, perhaps most, of our citizens would like to retain the community's present character and severely restrict future growth. There is general recognition, however, that "we can't build a wall around ourselves and keep others out." This sense of realism undergirds the community's support for moderate, well-planned development and growth. The support for such moderation is shared, by and large, even by landowners who wish to develop their properties and have applied for upzoning to do so.

Conservation-minded citizens want to promote agricultural preservation and retain RC 2 zoning wherever it can be sustained. There seems to be general agreement that RC 3 zoning is preferable to RC 5, although at least one landowner-developer believes "that RC 5 zoning is appropriate, keeping the suburban-rural character of the area with low density housing."

One landowner, who has requested upzoning on 250 acres, has promised to create "lovely, private homesites that would be in keeping with the vision of Granite. By including nature and bike trails, creating conservation areas and possibly reserving an area for a future school, we could even provide a better community." Another developer has indicated a willingness to place homes near main roads on larger lots so as to lessen their impact on scenic views. A study to determine the impact of additional wells, required for his new development, on the water supply of the community was conducted by one landowner. The community appreciates such constructive comments and actions.

Our citizens tend to distrust promises made by developers, although resident-developers have more credibility. We hope that we can depend upon county authorities to protect water quality, stream valleys, stands of mature trees, the interests of property owners adjacent to new developments, and to ensure that all environmental concerns are addressed correctly. We believe that citizen safety must be the primary concern of traffic engineers, not the convenience of the developer.

Schools. Schools. Schools! This is the immediate response of residents when they are asked to consider the effects of development on the community. Many long-established residents are parents or grandparents of children in area schools - Winfield and Hernwood Elementary Schools, Deer Park Middle School, and Randallstown High School. As school population increases, the quality of education appears to decrease, and parents who cannot afford private

schools are moving to other jurisdictions. Families who have recently moved into the new developments in our area are sending their children to schools outside the area. The necessity to do so certainly impacts negatively on our vision of the future of the Granite area. Only the County Council can take appropriate action to make future development dependent upon commensurate improvement in our schools.

Our vision does not require the imposition of expensive infrastructure like water and sewerage. These facilities would lead to high-density development, which in turn, would radically alter the pastoral nature of our community. Moreover, the capital program necessary would require many millions of scarce taxpayer dollars for funding. We believe this money could be better spent in rejuvenating "close-in" communities. We also believe that road improvement should be limited to improving existing surfaces and such widening as is necessary for approved developments.

In summary, our vision for the greater Granite community involves the continued protection of scenic vistas, the environment and our rural way of life, with an emphasis on agricultural preservation. At the same time, we recognize the need for some population expansion into our area. Our community leaders are willing to work with developers and county authorities in an effort to plan development that will have minimum negative impact on the quality of life currently enjoyed by our residents, and provide a welcoming environment for newcomers.

# APPENDIX B

## HISTORIC BUILDINGS AND SITES INVENTORY

### HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

SITE	LOCATION	DATE	REGISTRY	ARCHITECTURE	REMARKS
AIRY HILL'S	3000 RICE'S LANE				
ALBRIGHT, EDWARD	10813 DAVIS AVE.	C-1880		SECOND EMPIRE	
ALBRIGHT, OTHO	10809 ST. PAUL AVE.		NHD		
ANDERSON, JOHN	10828 SUMMIT AVE.				GRANITE POSTS / CROSS GABLE
ATHERTON, WILLIAM	3009 HERNWOOD RD.				
BABINGTON	9102 DOGWOOD RD.				
BAKER HOUSE	HERNWOOD RD.			SECOND EMPIRE	NON EXISTANT
BELL, ARTHUR, M.D.	10320 DAVIS AVE.	C-1940			DR. BELL WAS A DENTIST/ALSO OWNED DAIRY FARM
BONSAL	10815 SUMMIT AVE.				CROSS GABLE
BORTLE / MURRAY	10902 SUMMIT AVE.				
BORTLE/JOHNSON/POOH	10828 SUMMIT AVE.				CROSS GABLE
BRANTLEY, EUGENE	10808 ACME AVE.	1956			
BRANTLEY, LEWIS	10808 ACME AVE.	1949			
BRYANT, JAMES	10822 DAVIS AVE.	C-1954			
BURGESS, LEANDER	10610 ST. PAUL AVE.		NHD		COL. REV PORCH
BUTTS, ARTHUR ULYSSUS	10500 OLD COURT RD.	1912	NHD	QUEEN ANNE	
CAMPBELL	8319 DOGWOOD RD.	C-1932		LOG CABIN	BUILDER ALFRED LEHMANN & BOB NORRIS / GERMAN SIDING
CARETAKERS	2703 MELROSE AVE.				
CARETAKERS HOUSE	2829 OFFUTT RD.				
CARETAKERS HOUSE ?	3518 GRANITE RD.	C-1870'S			RIEBEN 1940-1990'S
CARONNA	2914 KUNTZ LANE				
CEM BEHIND GRANITE CH	PRESBYTERIAN CH GROUNDS	C-1833			PEACOCKS, HAMILTON & R.A.B. 1856
CHALKER	1927 OLD COURT	C-1950			
CHERRY HILL A.U.M.P.	2438 OFFUTT RD.	1887	BA 2399		OCT. 1, 1887 ON CORNERSTONE/ B.J. DORSEY SOLD LAND 1891
CHERRY HILL CH. CEM	2438 OFFUTT RD.				
COMMUNITY PENTECOSTAL CH.	DANIELS	1940			
COWART	2835 OFFUTT RD				
COX	3009 HERNWOOD RD.				
CRUM	10809 SUMMIT AVE.				GRANITE FOUNDATION
CUNNINGHAM	8511 OLD COURT RD.	C-1930			ARTHUR HIGGS OWNER IN 1941 / ORIGINALLY A GARAGE
CUNNINGHAM	10528 OLD COURT RD.		NHD		
DANIELS MILL	ALBERTON RD.	C-1940	BA-29		COMPANY TOWN / RAZED IN 1968/FLOODED IN 1872
DAVIDSON	9115 OLD COURT RD.	C-1922		AMER 4 SQ	REIBLICH BUILDER / BARN
DAVIS TUNNEL	B&O R.R. TRACK	1830'S			BETWEEN WOODSTOCK & ALBERTON
DEITZ	2835 RIDGE RD.				
DEITZ, CLARENCE	8830 OLD COURT RD.			AMER 4 SQ	MR. LEHMANN BUILT BACK ROOM ADDITION
DEITZ, HENRY	10111 DAVIS AVE.				ORIGINAL LOG CABIN PORTION OF HOUSE STILL EXISTS
DELL'S STORE & P.O.	10415 MARRIOTTSVILLE RD.				
DENNIS	10820 DAVIS AVE.	C-1934		AMER-4-SQ	
DEVRIES	9311 OLD COURT RD.				BUILT FOR A WORTHINGTON
DIAMOND RIDGE MEETING HOUSE	8821 WRIGHTS MILL RD.	C-1800			STRICTLY A QUAKER CHURCH FOUNDATIONS STILL THERE
DORSEY	8222 WINDSOR MILL RD.				
DORSEY CEMETERY	3100 BLK GRANITE RD.	C-1841			
DORSEY TUNNEL	B&O R.R. TRACK	1830'S			BETWEEN WOODSTOCK & ALBERTON
DORSEY, ANDREW	10500 DAVIS AVE.	PRE-1877		COMPANY FARM	JUDGE OF THE ORPHANS COURT FOR BALTO. COUNTY
DORSEY, FRANCIS	3145 GRANITE RD.	C1850			BANK BARN
DOUBLEDAY HOUSE	10712 MARRIOTTSVILLE RD.	C-1889	BA-2292		
DOUGLAS	10712 DAVIS AVE.				
DUVALL	8835 DOGWOOD RD.				
DUVALL, HARRY	8548 DOGWOOD RD.				
DYKES	9727 OLD COURT RD.				
EDWARDS	2216 RIDGE RD.				JERKIN-HEAD ROOF / EARLY STUCCO AND FIELDSTONE
EHLER TOMBSTONES	3542 HERNWOOD RD				
EHLERS, J.HY.	3542 HERNWOOD RD.	C-1870			GRAVE SITES ON PROPERTY
EHRHARDT/J.A. MACKEN 1877	8012 WINDSOR MILL RD.	PRE1877			BARN/SPRINGHOUSE/SMOKEHOUSE/FARM&HEDV
ELY MILL	2408 RIDGE RD.	PRE 1800	BA-28		ON BEN'S RUN
ELY, JOHN	2408 RIDGE RD.	C-1800	BA-28		4 STORY FIELDSTONE
EVANS	8218 WINDSOR MILL RD.				
FARMER	3835 HERNWOOD RD.	1947			
FEENEY	2841 HERNWOOD RD.				
FEENEY, PATRICK A.	10817 DAVIS AVE.				BECAME NUNS HOME FOR LITTLE FLOWER SCHOOL
FERGUSON, TIM	10811 ACME AVE.	1953			ANNA ROSE ANDERSON
FITE, WILLIAM	3501 HERNWOOD RD.				
FLYNN / KELLY	10819 SUMMIT AVE.				GRANITE FOUNDATION & POSTS
FOX ROCK QUARRY	OLD COURT RD.				2ND LARGEST GRANITE QUARRY OPERATION
FRENCH/HERN/BEALER	9820 OLD COURT RD.				
GARRIOTT, CHARLES	OLD COURT RD.	C-1954		RANCHER	ALFRED LEHMANN / BUILDER
GIBBONS	OLD COURT RD.				ANNA ROSE, BORN HERE / RAZED
GIBBONS / SPINOSA	10530 OLD COURT RD.		NHD		

# APPENDIX B

## HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

GIBBONS STORE	10601 ST. PAUL AVE.		NHD			
GOSNELL	9937 OLD COURT RD.	C-1932			AMER 4 SQ	ALFRED LEHMANN / BUILDER
GOSNELL, NIMROD	9940 OLD COURT RD.					EARLY STUCCO
GOSNELL, O.T.	9421 OLD COURT RD.	C-1944				CHARLIE PEACH / BUILDER / O.T. WAS CLERK OF CIRCUIT COURT
GRANITE HISTORIC DISTRICT	GRANITE			BA-2582		
GRANITE NIKE BASE	HERNWOOD RD.		1958			2 SEPARATE AREAS/ LAUNCHING AREA & SIGNAL AREA
GRANITE PRES. CH CEM.	10637 OLD COURT RD.					
GRANITE PRESBYTERIAN CH	10637 OLD COURT RD.	1844-45	NHD-2288		GOthic	ORIGINALLY AN ENGLISH STYLE MEETING HOUSE
GRANITE PUBLIC SCHOOL # 3	10612 OLD COURT RD.		1879	NHD-151		TOTALLY GRANITE STONE CONSTRUCTION
GRANITE VILLAGE CEMETERY	ACCESS BY MELROSE AVE	C-1924				
GRIFFITH	9521 OLD COURT RD.					ARTHUR HIGGS OWNER IN 1941 / ORIGINALLY 2 ROOMS
GRIFFITH'S ADVENTURE	3517 GRANITE RD.	C 1700'S		BA-11		
GRIGGS	HERNWOOD RD.	C-1817		BA 1579		ABANDONED
HAMILTON HOUSE	2819 BUNKER HILL RD.			NHD		
HARTIG	8019 WINDSOR MILL RD.					
HARTLEY, SAMUEL	8432 DOGWOOD RD.		1808	BA-27		FIELDSTONE/3 STORY
HARTLEY, THOMAS	8621 WRIGHTS MILL RD.	C-1800		BA-28		QUAKER FAMILY / 3 STORY FIELDSTONE
HEACOCK	9513 OLD COURT RD.	C-1930				ARTHUR HIGGS OWNER IN 1941
HEACOCK / WAHAUS	8301 DOGWOOD RD.					
HEACOCK, ISRAEL	8808 WRIGHTS MILL RD.					
HERMANN	10812 DAVIS AVE.		C-1934			
HERNWOOD SCHOOL NO # 22	10700 OLD COURT RD.		1860	NHD/BA2200		1ST GRANITE PUBLIC SCHOOL/STANDARD 2 ROOM DIXON
HIGGS	9515 OLD COURT RD.	C-1950				ARTHUR HIGGS OWNER IN 1941
HIGGS, CLARENCE	9723 OLD COURT RD.		1932			CLARENCE HIGGS BUILT HIS HOUSE
HIGGS, JAMES	9721 OLD COURT RD.		1949			JIM HIGGS BUILT HIS HOUSE
HILL	9144 OLD COURT RD.	C-1922			AMER 4 SQ	SMOKEHOUSE
HILLSIDE SCHOOLHOUSE	RIDGE RD.	PRE1859				NON-EXISTANT records transferred to Diamond Ridge No#2
HILTZ, JOHN	10809 DAVIS AVE.					
HILTZ, PETER	10816 DAVIS AVE.		C-1954			
HITE, ERIC	9312 DOGWOOD RD.		C-1880			ORIGINALLY A DAIRY FARM / SPRINGHOUSE STILL THERE
HOCHEISER	8506 DOGWOOD RD.					
HOLBROOK, J.O.	10519 MARRIOTTVILLE RD.	PRE 1877				
HOLY GHOST / ST ALPHONSUS	OLD COURT RD.		1885	BA-1580	GOthic CHURCH	STRUCK BY LIGHTNING 7-3-1908/RAZED IN 1987/BUILT OF GRANITE
HUMPHREY	10729 DAVIS AVE.					
HUMPHREY JOHN	8737 WRIGHTS MILL RD.	C-1743		BA-25		FIELDSTONE CONSTRUCTION
ISAAC, J.T.	2707 HERNWOOD RD.			NHD		
1ST QUAKER HILL SCHOOL	DOGWOOD RD.		1859			NON-EXISTANT / DIAMOND RIDGE NO # 2
JENKINS, CHARLES	10830 OLD COURT RD.			NHD		
JENKINS, JIM	10821 OLD COURT RD.			NHD		
JOHNSON	10815 OLD COURT RD.			NHD		
JOHNSON, FRED	10737 DAVIS AVE.		1940			CORNER OF ACME & DAVIS
JURGELEIT	2909 KUNTZ LANE					
KEMP	2701 MELROSE AVE.	C-1850				ORIGINAL QUEEN ANNE / totally remuddled
KEMP	10701 OLD COURT RD.			NHD		A STABLE AT ONE TIME
KLEIN	9301 DOGWOOD RD.	C-1930'S			AMER 4 SQ	BUILDER ALFRED LEHMANN
KLEIN, JOHN	12815 ACME AVE.		1890'S			
KLEIN'S	3601 HERNWOOD RD.					
KNIGHT CEMETERY	HERNWOOD LANDFILL		1841			CAVEY FAMILY & KNIGHTS WERE RELATED
KRATZ, JACOB	2558 KRATZ LANE	C-1900			LOG CABIN	GERMAN BANK BARN 1898
LAUNDRY HOUSE	OLD COURT RD.	C-1869		BA-1581	FEDERAL	SERVED THE WOODSTOCK COLLEGE/BRICK BLDG.
LEHMANN, ALFRED	2507 OFFUTT RD.	C-1920				ORIGINALLY SMALL SQUARE HOUSE MR. LEHMANN BUILT
LEHMANN, ALFRED	9923 OLD COURT RD.	C-1923				THIS WAS MR. LEHMANN'S 2ND HOME
LEHMANN, CARL	9929 OLD COURT RD.	C-1959			RANCHER	ALFRED LEHMANN / BUILDER
LINCOLN/STINCHCOMB	3002 RICES LANE		1827			CEMETERY / AMERICAN REVOLUTIONARY SOLDIER BURIED HERE
LINSLEY, MILLETT	251 OLD COURT RD.					ALFRED LEHMANN BUILDER
LIPSCOMB	9909 DAVIS AVE		C-1928			
LITTLE FLOWER SCHOOL	10817 DAVIS AVE.		C-1926			SCHOOL WAS THE STUCCO BLDG.
LOG CABIN/SETTLEMENT HOUSE	BETWEEN O.C. & DOGWOOD	C- 1700'S			LOG CABIN	4 ROOMS UP/4 ROOMS DOWN / CENTER HALL TIN ROOF
LONG	DOGWOOD RD.					
LOVE HOUSE	8518 DOGWOOD RD.					
MANSFIELD	10618 ST. PAUL AVE.			NHD		
MARCELLA CHURCH	9500 OLD COURT RD.		1827			CHURCH RAZED CEMETERY STILL THERE
MARCELLA CHURCH CEM	OLD COURT RD.		C-1846			
MARR / WHALEN, FRANK	10222 DAVIS AVE.	PRE-1921				ABANDONED/STILL STANDING/ OWNER UNKNOWN
MARR, CARROLL	10220 OLD COURT RD		19947	NHD	CAPE COD	CARROLL MARR BUILDER
MARTIN'S NEST	2918 OFFUTT RD.	PRE 1840		BA2291	LOG CABIN	
MCGINNIS	8301 WINDSOR MILL RD.					
MEEKINS, PHILLIP	9008 DOGWOOD RD.					
MEEKINS/MITCHELL/SMOOT	8824 DOGWOOD RD.					
MELLOR HOUSE	8428 DOGWOOD RD.		1879	BA-231B		

## APPENDIX B

### HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

MERKLE, JOSEPH	3113 HERNWOOD RD.				
MERKLE ARTHUR W.	9926 OLD COURT RD.				
MILLER HOUSE	10501 OLD COURT RD.		NHD		WAS P.O. GAS STATION AND GENERAL STORE
MILLER, FRANK	10621 ST. PAUL AVE.		NHD	AMER 4 SQ	
MINOR	8807 WRIGHTS MILL RD.				
MT. WELCOME	10322 OLD COURT RD.	C-1750	NHD/BA-8	CHES/TIDEWATER	BARN FOUNDATION/ICE PIT/SMOKEHOUSE/CEMETERY
MT. WELCOME RETREAT	3144 GRANITE RD.	C-1832	BA-9		BANK BARN /SLAVE QUARTER/SPRING HOUSE/BUILT OF GRANITE
MYERS / GROVES, AUSTIN	10800 DAVIS AVE.	C-1854			
NASH, JOSEPH	10814 ACME AVE.	1868			
NASH, THOMAS	10805 ACME AVE.	1895			
NAWROT/ JOHNSON	10908 SUMMIT AVE.				
NELSON	10715 OLD COURT RD.				
NELSON TENANT HOUSE	10717 DAVIS AVE.				PART OF EAST LOTHIAN LAND TRACT/ MATHEWS LIVED HERE
NORRIS, ROBERT C.	OLD COURT RD.	C-1828	BA-14	GREEK REVIVAL	GRANITE STONE WITH EARLY STUCCO OVER IT.
NOYES, B.B.	MARRIOTTVILLE RD.	C-1865	BA-808	FEDERAL	ORIGINAL R/W NEAR POWELL'S RUN RD. CAPT. BEAL RANDALL C-1850
O'DELL, WILLIAM, C.	10301 MARRIOTTVILLE RD.				
ODD FELLOWS LODGE	10613 OLD COURT RD.	1888	NHD		ORIGINALLY SHILOH LODGE NO# 3
OFFUTT BARN	2803 HERNWOOD RD.		NHD		RAISED GRANITE FOUNDATION
OFFUTT, DORSEY SR.	10623 ST. PAUL AVE.	C-1910	NHD	VICTORIAN	CARRIAGE HOUSE/ ICE PIT/ WATER BARREL IN ATTIC
OFFUTT, T.Z. DR.	2620 OFFUTT RD.	C-1850	BA-10		
OLD BATH HOUSE	10428 SYLVAN DELL LANE	C-1940	NHD		
OWINGS, CALEB	2851 HERNWOOD RD.	C-1800'S	BA 13		GRANITE BUILDING
OX BARN	SYLVAN DELL LANE		NHD		HOUSED OXEN & MULES FOR EARLY QUARRY OPERATIONS
PARLETT, LUTHER	2918 OFFUTT RD.	1913			
PEACH	10615 ST. PAUL AVE.		NHD		
PEACH	10527 OLD COURT RD.		NHD		
PEACH	10639 OLD COURT RD.		NHD		
PEACH, FLORENCE	10638 OLD COURT RD.		NHD		BOARD & BATTEN OUT BUILDING
PEACH, WILLIAM	10739 OLD COURT RD.				GRANITE WALL ON ROAD FRONTAGE
PEARRE	8901 DOGWOOD RD.				
PENNINGTON	10529 OLD COURT RD.		NHD		LAST GROCERY STORE IN GRANITE
PEUGH	2658 OFFUTT RD.				
PLATT	10608 ST. PAUL AVE.		NHD		PLATT RAN A STORE IN BASEMENT ORIGINALLY
POWELL'S RUN ACADEMY	MARRIOTTVILLE RD.	1896			CORNER OF POWELL'S RUN RD/ 2ND BUILDING
PUTNEY	10600 ST. PAUL AVE.		NHD		
PUTNEY&RIDDLE ABUTMENT	PATAPSCO RIVER	1800'S			QUARRY R.R. SPURLINE ACROSS RIVER TO MEET B&O R.R. LINE
QUAKER CEMETERY	WRIGHTS MILL RD.	C-1850	BA-2470		
QUAKER HILL SCHOOL	8322 DOGWOOD RD.	1881	BA-2317		CLOSED IN 1939
REED	10831 SUMMIT AVE.				
RIDGELY	2602 OFFUTT RD.				
RILEY, EDGAR	9200 WRIGHTS MILL RD.				ABANDONED
RITTER	9410 DOGWOOD RD.	C-1930'S		BUNGALOW	BUILDER ALFRED LEHMANN
RITTER, M.E. / DR. A. BELL	9700 OLD COURT RD.	PRE 1877			3 HOUSES / MR. LEHMANN BUILT MILKING BARN 1930'S
SASSI / LONG, PHILLIP	9910 DAVIS AVE.	C-1928			HOUSE BUILT INTO HILLSIDE
SAUTER	2800 OFFUTT RD.	C-1890			
SAUTER	2306 RIDGE RD.				
SAUTER	2428 RIDGE RD.				BANK BARN
SAUTER, CHRISTIAN	2408 RIDGE RD.	C-1900			
SAUTER, UPTON	8505 DOGWOOD RD.				
SCHISLER, FRED	8215 WINDSOR MILL RD.				ABANDONED
SCHLEE, KENNETH	10428 SYLVAN DELL LANE		NHD		
SHIFFLETT	8951 WRIGHTS MILL RD.				
SLAVE GRAVES	3517 GRANITE RD.				GRIFFITH'S ADVENTURE HOUSE SLAVES
SMITH	3201 HERNWOOD RD.				
SMITH, C.F.	OLDCOURT RD.				DWELLING RAZED/ FARM SHED STILL THERE
SMOOT FAMILY CEMETERY	9219 WRIGHTS MILL RD.				
SMOOT, FRANKLIN	9219 WRIGHTS MILL RD.				SMOOT CEMETERY ON THIS PROPERTY
SMOOT, ORVILLE	8920 DOGWOOD RD.				
SMOOT EDW. F. / DUVALL	9223 WRIGHTS MILL RD.	C-1920			EDWARD F. SMOOT BUILT THIS HOUSE
SOMMERVILLE	2818 GRANITE RD.				
SPICER	2760 MELROSE AVE.		NHD		
ST. PAUL'S M.E. CHURCH	ST. PAUL AVE.	1878	NHD-1574	GOthic	BUILT OF GRANITE / LARGE CEMETERY ALSO
ST. ALBANS EPISCOPAL	DANIELS MILL	1895			
ST. ALPHONSUS CEMETERY	OLD COURT RD.	C-1871			
ST. ALPHONSUS LYCEUM	OLD COURT RD.				RAZED
ST. PAUL M.E. CH. CEM.	ST. PAUL AVE.				
ST. STANISLAUS CH. CEM.	ALBERTON RD.	C-1891			
ST. STANISLAUS CHURCH	ALBERTON RD.	1879			CHURCH & CEMETERY RUINS BUILT OF GRANITE
STAMM / ELSEROD	10637 OLD COURT RD.		NHD	COL REV	AT ONE TIME /AN ICE CREAM PARLOR ON ENCLOSED PORCH
STANFIELD, EDWARD JR.	9800 OLD COURT RD.	1880'S		GEORGIAN	

# APPENDIX B

## HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

STAUBITZ	3837 HERNWOOD RD.					
STINCHCOMB, W.C.	9038 OLD COURT RD.	1894				HARRY WOLF LIVED HERE
STURLING / RANDALL	2828 OFFUTT RD.	PRE 1850		SECOND EMPIRE		POSSIBLE CARETAKERS HOUSE ON PROPERTY ALSO
STURN	2200 RIDGE RD.					
STOCKTILL	2811 OFFUTT RD.					RAZED IN MARCH 1996
STONE MILL RACE	WRIGHTS MILL RD.					STILL EXISTS IN 1997 / ON BRICE RUN STREAM FOR WRIGHT'S MILL
STROHMER PROPERTY	3501 HERNWOOD RD.					
SUBOCK, JOHN	3001 RIDGE RD.					
SUMWALT, J.B.	HERNWOOD RD.	C-1877	BA 1578			ABANDONED
SWIM CLUB	10428 SYLVAN DELL LANE		NHD			THIS BLDG. WAS DANCE PAVILLION/BATH HOUSE/CONCESSION
TAGG	OLD COURT RD.					ARTHUR HIGGS OWNER IN 1941
TAGGART HOUSE	10521 OLD COURT RD.	C-1879	NHD			
TAYLOR	2703 HERNWOOD RD.		NHD			
TENANT HOUSE	10504 OLD COURT RD.		NHD			
TRAIL	9910 OLD COURT RD.	C-1922		AMER 4 SQ		HOUSE BURNT IN 1980'S / SPRINGHOUSE/BARN/FARM SHED
TRAIL, JOSHUA F.W.	10012 OLD COURT RD.	C-1922		AMER 4 SQ		
TRAMMELL	2832 GRANITE RD.					
TRAMMELL, JOHN	10212 OLD COURT RD.	C-1930	NHD			ALFRED LEHMANN / BUILDER
TROTT	3811 HERNWOOD RD.					
TROTT	3815 HERNWOOD RD.					ORIGINALLY AN OUTBUILDING TO TROTT HOUSE
TROXELL, PHILLIP	3237 HERNWOOD RD.	C-1800'S				BANK BARN
UEBEL, WILLIAM	2801 RIDGE RD.					
UPTON CEMETERY	DOGWOOD RD.	C-1827				
WADE'S STORE & SALOON	HERNWOOD RD.					GRANITE BUILDING/ NON EXISTANT / LATER 1ST ZEPP'S STORE
WALTERS CEMETERY	3238 GRANITE RD.	C-1835				SAMUEL WALTERS BROTHER ALEXANDER LIVED HERE
WALTERS, ALEXANDER	3238 GRANITE RD.	C-1835				CEMETERY / SAMUEL WALTERS brother ALEXANDER WALTERS
WALTERSVILLE QUARRY	10400 BLK OLD COURT RD.	C-1800	NHD	EARLY INDUSTRY		REMAINS OF/BOARDING HOUSE/CUTTING SHED/PUMP HOUSE
WARFIELD BARN	OLD COURT RD.	C-1869	BA1582A			AMERICAN BARNS, MD. REF. BOOK 875.25 PAGE 128
WARFIELD FARM	OLD COURT RD.	C-1869	BA1582			
WASHINGTON	2704 HERNWOOD RD.		NHD			
WELLER STORE & HOUSE	2800 HERNWOOD RD.					NONEXISTANT
WHEAT	10508-08 OLD COURT RD.		NHD			
WHEAT	10510 OLD COURT RD.		NHD			
WOLINSKI STACEY & DOUG	9512 OLD COURT RD.			CALIF. CONTEMP		UNIQUE HOUSE
WOODSIDE	10225 OLD COURT RD.	1898	NHD	COUN-VIC		BUILT FOR ATTWOOD BLUNT JR.
WOODSTOCK COLLEGE	OLD COURT RD.	1899	BA-7			JESUIT SEMINARY ORIGINALLY/BUILT OF GRANITE
WOODSTOCK COLLEGE CEM.	OLD COURT RD.					OVER 200 BURIALS OF SCHOLASTICS
WOODSTOCK GREENHOUSE	OLD COURT RD.		BA-2301	VICTORIAN		BRICK BLDG. WITH GLASS HOUSES ON EACH END / RAZED 1996
WORTHINGTON, NOAH	3519 CABOT RD.	C-1840	BA 12	GEORGIAN		BUILT OF GRANITE
WORTHINGTON CEMETERY	8722 DOGWOOD RD.	C-1784				
WORTHINGTON CRYPT	9500 OLD COURT RD.	1838	BA-2476			ONE OF 3 ORIGINAL CRYPTS AT MARCELLA CEMETERY
WORTHINGTON, JOHN	2407 OFFUTT RD.	C-1891				BANK BARN / DAIRY BLDG. / RAZED IN MARCH 1997
WORTHINGTON, NICHOLAS	10114 OLD COURT RD.					
WORTHINGTON, REZIN	8722 DOGWOOD RD.	C-1900		VICTORIAN		HOUSE BUILT WHEN ORIGINAL ONE BURNT DOWN
WRIGHT	8421 DOGWOOD RD.					
WRIGHT	10037 DAVIS AVE.	C-1932				HARVEY JENKINS & FATHER HAND DUG THE WELL
WRIGHTS MILL	WRIGHTS MILL RD.	1700'S	BA-378			NON EXISTANT/FLOODED IN 1972 BY HURRICANE AGNES
WRIGHTS MILL STONES	8834 WRIGHTS MILL RD.					2 LARGE MILLSTONES AT THIS ENTRANCE
WRIGHTS MILL STORE/ KATZEN	WRIGHTS MILL RD.					NON EXISTANT/FLOODED IN 1972 BY HURRICANE AGNES
YOUNG	10220 OLD COURT RD.			AMER 4 SQ		
ZAVIRUGHA	10817 ACME AVE.	1895				
ZEPP'S STORE	2701 HERNWOOD RD.		NHD			
	2818 BUNKER HILL RD.		NHD			
	2809 BUNKER HILL RD.		NHD			
	2611 BUNKER HILL RD.		NHD			
	2608 BUNKER HILL RD.		NHD			
	2600 BUNKER HILL RD.		NHD			
	2800 BUNKER HILL RD.		NHD			
	9904 DAVIS AVE.					
	10803 DAVIS AVE.					
	10805 DAVIS AVE.					
	10808 DAVIS AVE.	C-1937				BUILDER/ ZIMMERMAN
	8940 DOGWOOD RD.					
	9001 DOGWOOD RD.					
	9006 DOGWOOD RD.					
	9009 DOGWOOD RD.					
	9118 DOGWOOD RD.					
	8929 DOGWOOD RD.					
	8542 DOGWOOD RD.					
	8525 DOGWOOD RD.					

# APPENDIX B

## HISTORIC SITES INVENTORY BEVERLY M. GRIFFITH, MAY 1997

8300 DOGWOOD RD.				
7913 FRY'S LANE				
2849 HERNWOOD RD.				POSSIBLE CARETAKERS TO OWINGS
3015 HERNWOOD RD.				
3583 HERNWOOD RD.				
3607 HERNWOOD RD.				
3619 HERNWOOD RD.	1929 ?			
3621 HERNWOOD RD.				
3625 HERNWOOD RD.				
2710 MELROSE AVE.				
3002 RICES LANE				
3008 RICES LANE				
3102 RICES LANE				
3109 RICES LANE				
3120 RICES LANE				
10626 ST. PAUL AVE.		NHD		
10628 ST. PAUL AVE.		NHD		
10622-24 ST. PAUL AVE.		NHD		
10611 ST. PAUL AVE.		NHD		
8313 OLD COURT RD.			AMER 4 SQ	
9501 OLD COURT RD.	C-1830		BUNGALOW	ALFRED LEHMANN / BUILDER / CONSTRUCTION COST \$1,800.0
10018 OLD COURT RD.			AMER 4 SQ	
8025 WINDSOR MILL RD.				
8317 WINDSOR MILL RD.				
8328 WINDSOR MILL RD.				
8410 WINDSOR MILL RD.				
8423 WINDSOR MILL RD.				
2425 RIDGE RD.				
2437 RIDGE RD.				
2614 RIDGE RD.				
2738 RIDGE RD.				
2815 RIDGE RD.				
2824 RIDGE RD.				
2826 RIDGE RD.				
2845 RIDGE RD.				
2903 RIDGE RD.				
2905 RIDGE RD.				
2902 RIDGE RD.				
2911 RIDGE RD.				
2919 RIDGE RD.				
2933 RIDGE RD.				
3010 RIDGE RD.				
3018 RIDGE RD.				
8100 DOGWOOD RD.				BOTTOM OF QUAKER HILL NEXT TO BRIDGE



## APPENDIX C

### VARIETIES OF HISTORIC DESIGNATIONS

#### Maryland Historical Trust Inventory

2,843 sites, marked on 23 sheets of U.S. Geological Survey quad sheets and detailed maps. No State regulatory effect on privately funded development. County law requires that, if site is to be developed, historic features must be preserved or waiver obtained. Sites from this basic partial survey can be selected for:

<u>National Register of Historic Places</u>	<u>National Register District</u>	<u>Baltimore County Preliminary &amp; Final Landmark Lists</u>	<u>Baltimore County (local) Historic District</u>
Rigorous nomination process through County, State and Federal approvals	Same process as National Register; District needs consent of 51% of owners-of-record	Building or demolition permits subject to approval by Landmarks Preservation Commission	District needs consent of owners of 75% of the property
Gives protection through special review of Federally-funded projects	Same protection as National Register	LPC reviews plans for suitability of exterior work (identified structures only)	All bldg. permits, including fences & excavation, subject to approval by LPC (structure & site)
Income-producing properties are eligible for Federal tax credits	Same eligibility for tax credits if structure is significant to National Register district	Prohibits "demolition by neglect"	Prohibits "demolition by neglect"
Restoration expenses are eligible for State Income Tax deduction (MD Form 502H).	Same eligibility for MD 502H deduction	Development involving listed structures is subject to approval by Planning Board  Preliminary List is approved by LPC; Final List is enacted by County Council	Development in local District is subject to approval by Planning Board  Proposed District is verified by Commission and enacted by County Council

#### Number in each category in the County

52	free-standing buildings & other structures	18	districts, containing approximately 41,000 acres	139	free-standing buildings or sites;	7	Districts containing more than 200 structures
				22	on preliminary lists		

## APPENDIX D

### PATAPSCO GRANITE AREA COMMUNITY PLAN IMPLEMENTATION SCHEDULE

RECOMMENDED ACTION	PRIMARY RESPONSIBILITY	RESOURCES
Develop a historic preservation Master Plan, strategy for evaluating historic resources and a priority list for historic preservation	Granite Historical Society Greater Patapsco Community Association	Office of Planning Landmarks Preservation Commission
Form a community based land trust to promote and protect farms and open space	Greater Patapsco Community Association	Maryland Environmental Trust
Adopt policies that promote the area as a Rural Heritage Area	Baltimore County	Office of Planning Department of Environmental Protection and Resource Management Department of Recreation and Parks
Develop detailed greenway plans for the major greenways identified in the Open Space section of the plan	Baltimore County	Department of Recreation and Parks Department of Environmental Protection and Resource Management Community
Develop concept plans for the re-use of the Hernwood landfill and the former Nike sites provided contamination issues are adequately addressed	Baltimore County	Office of Planning Department of Recreation and Parks Department of Public Works
Evaluate and recommend appropriate action to remedy traffic sight distance and safety issues identified in the Transportation section of the plan	State of Maryland Baltimore County	State Highway Administration Department of Public Works - Highway Design, Bureau of Highways, Developers Plans Review Division
Evaluate possible school district boundary changes	Board of Education	
Continue the cooperative efforts of property owners and community associations in the protection of environmental resources	Greater Patapsco Community Association	Department of Environmental Protection and Resource Management
Evaluate options for zoning changes as outlined in the Land Use and Zoning section of the plan	Baltimore County	Office of Planning
Develop as an amendment to the CMDP rural design guidelines, (house siting, protection of scenic views and corridors, protection of historic resources, tree preservation and fencing)	Baltimore County	Office of Planning



**Baltimore County  
Office of Planning**

County Courts Building  
401 Bosley Avenue  
Towson, Maryland 21204