



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: May 9, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1066539 - fence, water tank, and trough installations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the May 8, 2024, HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Rocklands Livestock Co. (Greg Glenn)
Address: 15811 Darnestown Road, Germantown

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 1066539
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Rocklands Livestock Co. c/o Greg Glenn
Address: 15811 DARNESTOWN RD
Daytime Phone: 240-671-8883

E-mail: greg@rocklandsfarmmd.com
City: Germantown Zip: 20874
Tax Account No.: 160303142178

AGENT/CONTACT (if applicable):

Name: Montgomery Soil Conservation District c/o J. Harne
Address: 18410 Muncaster Road
Daytime Phone: 301-590-2855

E-mail: james.harne@md.nacdnet.net
City: Derwood Zip: 20855
Contractor Registration No.: n/a

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 12-31

Is the Property Located within an Historic District? Yes/District Name _____
X No/Individual Site Name Lawrence White Farm (Linden)

REVIEWED
By Chris Berger at 10:31 am, May 09, 2024

Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a copy of the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Plat, etc.?) If YES, include information on these reviews as

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Street: Martinsburg Road
Nearest Cross Street: Wasche Road
Subdivision: none Parcel: P236

PLEASE SEE THE CHECKLIST ON PAGE 4 TO VERIFY THAT ALL SUPPORTING ITEMS FOR PROPOSED WORK ARE SUBMITTED WITH THIS APPLICATION. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR REVIEW. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>ag well, watering trough</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

James J. Harne 3/20/22
Signature of owner or authorized agent Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
Sugarloaf Citizens Association
PO BOX 218
DICKERSON MD 20842-0218

Rocklands Livestock Co.
15811 DARNESTOWN RDGERMANTOWN, MD
20874

Owner's Agent's mailing address
Montgomery Soil Conservation District
18410 Muncaster Road
Derwood, MD 20855

Adjacent and confronting Property Owners mailing addresses

David O. Scott
20400 DARNESTOWN RD
DICKERSON MD 20842-9103

James B. Evans
20700 DARNESTOWN RD
DICKERSON MD 20842-9200

John W. Donaldson
20425 WASCHE RD
DICKERSON MD 20842

M-NCPPC
2425 REEDIE DR
11TH FLOOR
WHEATON MD 20902

Montgomery County
EOB 101 MONROE ST
ROCKVILLE MD 20850

NRG MD Ash Management LLC
1360 POST OAK BLVD
#2000
HOUSTON TX 77056-

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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is used for agriculture. There are three fields split internally by hedgerows. The exterior boundary of the fields that run along Martinsburg Road and Wasche Road are lined by a stacked stone wall. The fields have been used for crop production for many years and are now being converted to pasture for livestock. There is no existing infrastructure on this parcel.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The Sugarloaf Citizens Association is leasing the land with account ID number 160303142178 to Rocklands Livestock Company owned by Greg Glenn. The land has been used for row crop production and is being converted to a pasture based system for livestock. The proposed work includes an external wood post and wire fence for animal confinement. An agricultural well, underground water lines, and several watering troughs are proposed. An above ground water storage tank is also proposed. Additionally, trimming and removal of dead trees and overhanging limbs along the property line is proposed to prevent future damage to the proposed agricultural fence. Livestock will be maintained on the property. There are no living quarters on the property so the animals will be unattended for portions of each day. Fence maintenance will be critical to keep livestock contained on the property.

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Robert H. Potter

Work Item 1: Exterior Fence

Description of Current Condition:
A stacked stone wall runs along Martinsburg and Wasche Roads.

Proposed Work:
A new fence consisting of wood posts and steel wire will be constructed inside the property adjacent to the stacked stone wall and will enclose the entire property to confine future livestock.

Work Item 2: Agricultural Well, underground pipeline, watering troughs

Description of Current Condition:
No well, pipelines, or watering troughs exist at this time.

Proposed Work:
An agricultural well will be drilled in a crop field. The site is yet to be determined. Underground pipelines will be run to new watering troughs inside each field.

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Description of Current Condition:
Trees exist adjacent to the historic stone wall. Some are dead or in poor health.

Proposed Work:
Dead tree limbs and large limbs overhanging the farm field and proposed fenceline are to be trimmed or cut to prevent future damage to the proposed livestock fence.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

Proposed Work	Required Attachments 1. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*

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RCP Conservation Plan Map T2572

Montgomery County, Maryland
Approximate Acres: 81.91

Assisted By: James Harné
MONTGOMERY SCD



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MD iMAP, MDP, MDT, Esri, GeoEye, IGN, IGP, swisstopo and the GIS User Community

Prepared with assistance from USDA-Natural Resources Conservation Service

Water Well (642)		Conservation Practice Polygons
Conservation Practice Lines		Heavy Use Area Protection (561)
Fence (382)		
Livestock Pipeline (516)		



Fencing and Watering Troughs

Attached below are photos representative of the type of fencing proposed for the pasture fields at the Sugarloaf Citizens Association Property (Lawrence White-Linden Farm) in Dickerson. Wood posts will be utilized along with woven wire or high tensile wire. Metal gates will be utilized at strategic points to allow for movement of machinery and livestock. An agricultural well and watering troughs will be installed.



Woven Wire with Wood Posts

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High Tensile Wire with Wood Posts

Sheep and goats require woven wire to help with containment. The high tensile wire often accompanied by one or more electrified wires is sufficient for cattle. Mr. Glenn will be following Natural Resource Conservation Service standards and specifications for the fencing.

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Rubber Tire Waterer for Livestock

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Tree Trimming

A perimeter livestock fence is proposed for the farm. Mr. Glenn would like to fence in as many acres as possible in order to utilize a rotational grazing system for the animals that will occupy the space. He would also like to maximize his return on investment with the fence and the more acres he can utilize for pasture, the greater the pasture carrying capacity. Mr. Glenn is proposing tree trimming at strategic locations along the tree lines surrounding the farm. Containment of the animals is important for their safety and that of the public. Tree limbs and unhealthy trees falling on a fence will provide an exit point for livestock. Specific trees for trimming have not yet been identified.



Eastern property boundary with Scott Farm. Looking North.



Looking west along Wasche Road

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Looking west along Wasche Road



Looking North-West at intersection with Martinsburg Road

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Looking south along Martinsburg Road across from Linden Farm gate

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Looking north along Martinsburg Road across from Linden Farm gate

Sample Photos of Proposed Materials for Rocklands Livestock Grazing System



Sample woven wire fence with pressure treated wood posts

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Robert H. Potter



Sample woven wire fence with metal gate

REVIEWED

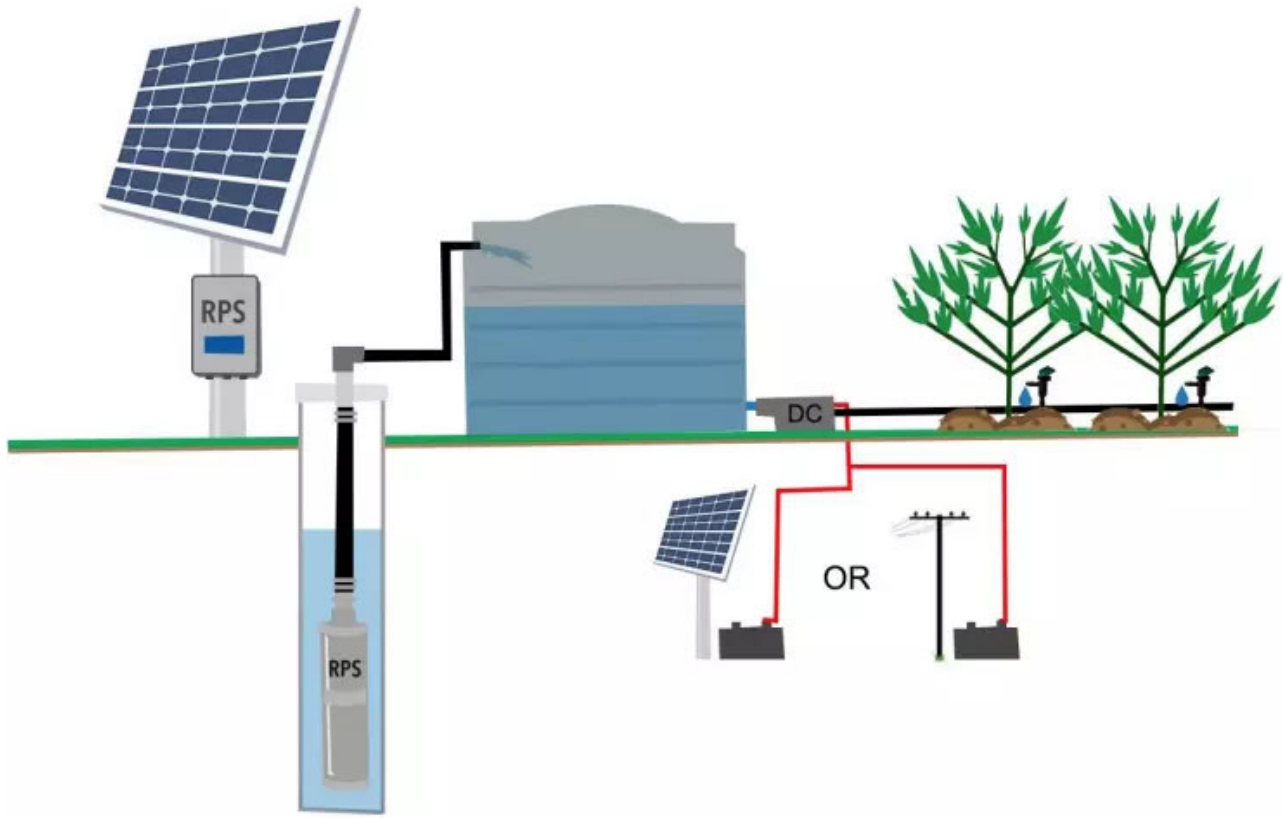
By Chris Berger at 10:31 am, May 09, 2024

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A handwritten signature in black ink, which appears to read "Robert L. Adams". The signature is written in a cursive style and is positioned above a horizontal line.



Sample Diagram of a solar powered pumping system for agricultural use

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Sample photo of solar charger and above ground plastic water storage tank



Sample image of a rubber tire watering trough

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Typical solar charger used for electrifying agricultural fences.

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From: [Harne, James - FPAC-NRCS, MD](#)
To: [Berger, Chris](#); greg@rocklandsfarmmd.com
Subject: RE: 21210 Martinsburg Road, Dickerson - HAWP No. 1066539
Date: Thursday, April 25, 2024 12:34:01 PM
Attachments: [LawrenceWhite Linden Farm Sample Photos for Grazing System.pdf](#)
[RCPP Conservation Plan Map Rocklands Livestock T2572 2024.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chris,

I have attached a copy of the plan map for the farm. This shows the proposed location of the fence, the agricultural well, and watering troughs that will be fed by it. The fence will be set a minimum of 10' inside the stone wall. This will allow for maintenance on the outside of the livestock fence. The fence may need to be offset even further depending on the size of trees growing along the stone wall. The farm operator does not want to risk limbs falling on the livestock fence. There will likely be three permanent troughs with the ability to connect additional mobile troughs to the water line. Rubber tire troughs have been proposed to save on cost as well as utilize available used materials. I will attach sample photos for your use. The fence will be 48 inches high and made of treated wood posts and woven wire. Gates would be metal. An electrified wire may be attached at the top. A solar charger would be utilized to power the hot wire. See attachment for photos. The water storage tank would be permanent and up to 3,000 gallons in size. A 3,000 gallon tank is 7' wide and 9' tall. See attachment for photos. A solar panel will power the pump for the agricultural well. See attachment for sample photos. There are no specific trees marked for removal at this time. Tree trimming will likely be all that is required.

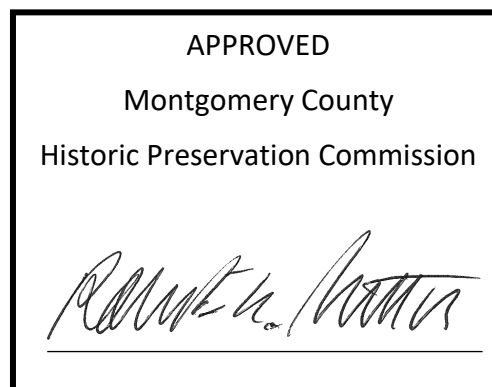
Please let me know if there is anything I left out.

Regards,

J. Harne
Montgomery Soil Conservation
18410 Muncaster Road
Derwood, MD 20855
301-590-2855

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By Chris Berger at 10:31 am, May 09, 2024



From: Berger, Chris <Chris.Berger@montgomeryplanning.org>
Sent: Monday, April 22, 2024 4:51 PM
To: greg@rocklandsfarmmd.com; Harne, James - FPAC-NRCS, MD <James.Harne@md.nacdnet.net>
Subject: [External Email]21210 Martinsburg Road, Dickerson - HAWP No. 1066539

You don't often get email from chris.berger@montgomeryplanning.org. [Learn why this is important](#)

[External Email]

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Good afternoon,

Staff has reviewed your Historic Area Work Permit application to install a fence, water storage tank, and troughs at the Lawrence White Barn Master Plan Historic Site. While staff has no concerns about the work you propose, we need the following before the Historic Preservation Commission can review your application:

- Mark the proposed fence and gate locations on a site plan. Also mark the distance from the proposed fence to the stone wall.
- Provide the height of the proposed fence.
- Mark the water storage tank location on the site plan if it will be permanent. (Please also provide the approximate dimensions of the tank and a representative photo.)
- Show the approximate trough locations on the site plan if they will be permanent. If the troughs will not be fixed then their locations do not need to be marked.
- Show the aboveground equipment, if any, associated with the electric fence on the site plan. (Please also provide the approximate dimensions and representative photos.)
- Mark trees on the site plan if any will be completely removed. (Tree trimming does not require a review.)

If you could email me the additional information by this Thursday, April 25, the Historic Preservation Commission can review at its May 8 meeting.

Let me know if you want to arrange a time to walk the site to determine the locations for the fence, tank, and troughs. And let me know if you have any questions.

Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

2425 Reedie Drive, 13th Floor, Wheaton, MD 20902

Chris.Berger@montgomeryplanning.org

Office: 301-495-4571



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