

10/25/00  
P. J. Carlin

#18/12 920 Old Bucklodge Road R  
(White Carlin Farm)

IV-B

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 920 Old Bucklodge Road Meeting Date: 10/25/00  
Applicant: Aggregate Industries Report Date: 10/18/00  
(Richard Freedman, Agent)  
Resource: **White/Carlin Farm** Public Notice: 10/11/00  
(Master Plan Site #18/12)  
Review: PRELIMINARY CONSULTAION Tax Credit: No  
Case Number: N/A Staff: Robin D. Ziek

**PROPOSAL:** Reduce the environmental setting from 184.2 acres to 155 acres.

**STAFF RECOMMENDATION:** Defer at this time

*HPC concurred.*

PROJECT DESCRIPTION

*NO action recommended  
at this time.*

RESOURCE: White/Carlin Farm, *Master Plan Site*  
STYLE: Federal; rural plantation with dwelling and associated outbuildings  
DATE: c1800

The White/Carlin Farm was originally one of the farms owned by the Chiswell family in the 18<sup>th</sup> century. In 1793, Stephen Newton Chiswell partitioned off 192 acres for his daughter's family; Peggy and Nathan White built the Seneca red sandstone dwelling around 1800. The farm served as a tobacco plantation, a wheat farm and as a large dairy complex, following the changes in the agriculture industry in Montgomery County in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Associated farm buildings include the high style dwelling, a summer kitchen, a spring house, one of the largest bank barns in Montgomery County (with sandstone foundations), as well as other farm buildings.

Aggregate Industries owns a significant amount of property in this vicinity (see Circle 7) which was purchased for mining purposes. The HPC staff has been working with this property owner in the past 2 years to assure that the historic buildings, which are currently unoccupied, do not suffer "demolition by neglect." Quite recently, Aggregate Industries sold the White/Carlin Farm to a private individual with 155 of the 184 designated acres which constitute the "environmental setting". The 155 acre property includes all of the associated buildings, and all of the property on the west side of Old Bucklodge Road. The remaining 28 acres of the environmental setting which are on the east side of Old Bucklodge Road are still owned by Aggregate Industries. These acres contain no standing structures.

Aggregate Industries (in previous incarnations), has investigated various options to develop their property in and around Boyds. To date, there has been some community opposition to these proposals, which have included mining and housing development.

①

September 22, 2000

Ms. Perry Kephart  
Historic Preservation Commission  
8787 Georgia Ave  
Silver Spring, MD 20910



VIA FAX TO 301-563-3412

Re: White Carlin Farm, Bucklodge *420 Old Bucklodge Rd*  
Parcel # P420 on Tax Map DU, 183 acres *# 18/12*

Dear Ms. Kephart:

We are the owners of approximately 1800 acres in Boyds, which included, until recently, the subject property. This past summer we sold a 155-acre portion of the White Carlin Farm to a private individual. The part sold includes all of the land on the west side of Old Bucklodge Road, containing the house, barn and outbuildings. The residual that we retained is on the east side of Old Bucklodge Road, and contains about 28 acres. The historic farm building complex lies toward the south end of the 155-acre parcel, while the 28-acre residual that we retained lies toward the north. A marked tax map is enclosed for reference.

We understand that the entire 183-acre parcel originally received its designation because of the presence of the farm building complex. Prior to the recent conveyance, the parcel boundary was indeed the logical dividing line for the historic designation. However, there is now a more appropriate boundary to consider. The centerline of Old Bucklodge Road was the logical boundary for our sale; and likewise is now the logical dividing line in considering historic setting. There are no improvements, historic or otherwise on our retained residual, and it is separated by a public road and therefore not contiguous to the 155-acre historic improved parcel. We therefore respectfully request that the Commission remove the historic designation at this time from that portion of the (former) Parcel 420 lying east of Old Bucklodge Road.

If you have any questions regarding this request, please call me at 301-982-1404. Thank you.

Very truly yours,  
ROCKVILLE CRUSHED STONE, INC.

Richard Freedman  
Real Estate Manager

pk000922.doc

**AGGREGATE INDUSTRIES-MID ATLANTIC**

6401 Golden Triangle Drive  
Suite 400  
Greenbelt, Maryland 20770

Tel: 301 - 982 - 1400  
Fax: 301 - 513 - 0014

An AGGREGATE INDUSTRIES PLC Company

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September 25, 2000

Ms. Robin Ziek  
Historic Preservation Commission  
8787 Georgia Ave  
Silver Spring, MD 20910



VIA FAX TO 301-563-3412

Re: White Carlin Farm, Bucklodge  
Parcel # P420 on Tax Map DU, 183 acres

Dear Ms. Ziek:

As requested, the following is a list of the properties that abut or confront our 28+/- acre property, designated P420 on the east side of Old Bucklodge Road. This information was obtained from the assessment records:

<u>Tax Map</u>	<u>Parcel</u>	<u>Owner</u>	<u>Owner's Mailing Address</u>
DU32	(formerly part of P420)	Carlin Farm LLC	c/o Capital Investments 5454 Wisconsin Avenue, #1265 Chevy Chase, MD 20815
DU33	P888	Wilson, Gregory M. Tr.	1315 Old Bucklodge Lane Boysds, MD 20841
DU42	P480	Bardon, Inc.	6401 Golden Triangle Drive, #400 Greenbelt, MD 20770
DU43	P800	Bardon, Inc.	6401 Golden Triangle Drive, #400 Greenbelt, MD 20770

I will get you a plat of the property as soon as I can locate an appropriate one. Please let me know if you need anything else.

Very truly yours,  
ROCKVILLE CRUSHED STONE, INC.

A handwritten signature in cursive script, appearing to read "Richard Freedman".

Richard Freedman  
Real Estate Manager

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**AGGREGATE INDUSTRIES-MID ATLANTIC**

6401 Golden Triangle Drive  
Suite 400  
Greenbelt, Maryland 20770

Tel: 301 - 982 - 1400  
Fax: 301 - 513 - 0014

An AGGREGATE INDUSTRIES PLC Company

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# WHITE/CARLIN FARM - ENVIRONMENTAL SETTING



**Casual User Application**

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
877 Georgia Avenue - Silver Spring, Maryland 20910-3700

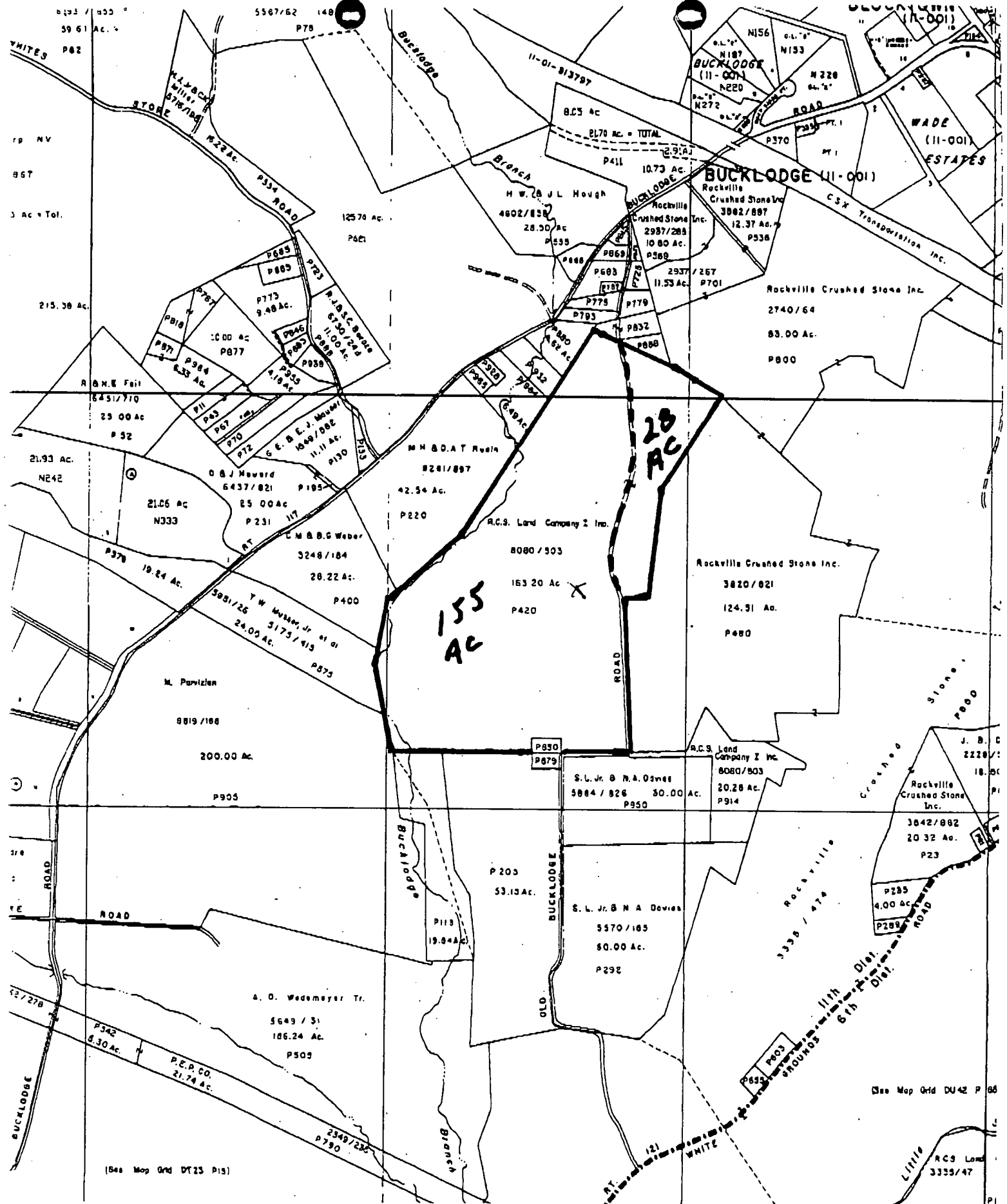


Scale: 1" = 1480'

**Legend**

- Buildings
- Bridges
- Parking Lots
- lots, drives
- Cultural
- field, court
- pool
- Pavement Polygon
- pavement
- Parcels

(5)



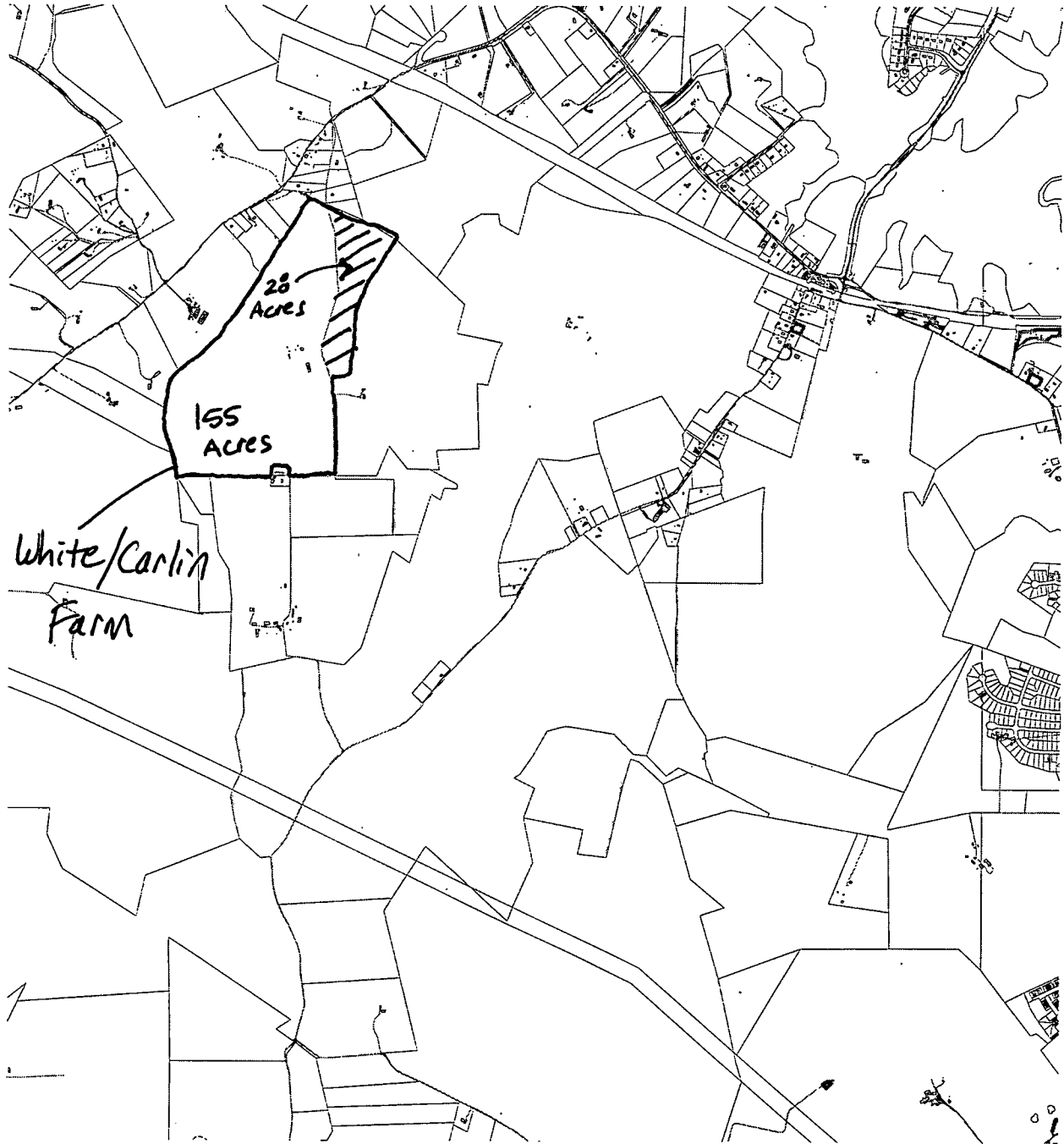
[See Map Grid DT25 P15]

[See Map Grid DU42 P 68]

RCS Land 3335/47

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# ROCKVILLE CRUSHED STONE PROPERTY



## Casual User Application

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 MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 875 Georgia Avenue • Silver Spring, Maryland 20910-3700



Scale: 1" = 2400'

## Legend

-  Buildings
-  Bridges
-  Parking Lots
-  Lots, drives
-  Cultural
-  Field, court
-  Pool
-  Pavement Polygon
-  Pavement
-  Parcels

October 4, 2000

Ms. Robin Ziek  
Historic Preservation Commission  
8787 Georgia Ave  
Silver Spring, MD 20910



Re: White Carlin Farm, Bucklodge  
Parcel # P420 on Tax Map DU, 183 acres

Dear Ms. Ziek:

With respect to our request to remove the historic designation from the portion of Parcel P420 on the east side of Old Bucklodge Road, enclosed please find a 1"=100' scale plan of the property showing topography and approximate location of tree lines, as you requested. Please let me know if you need any other information.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Richard Freedman", written in black ink.

Richard Freedman  
Real Estate Manager

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**AGGREGATE INDUSTRIES-MID ATLANTIC**

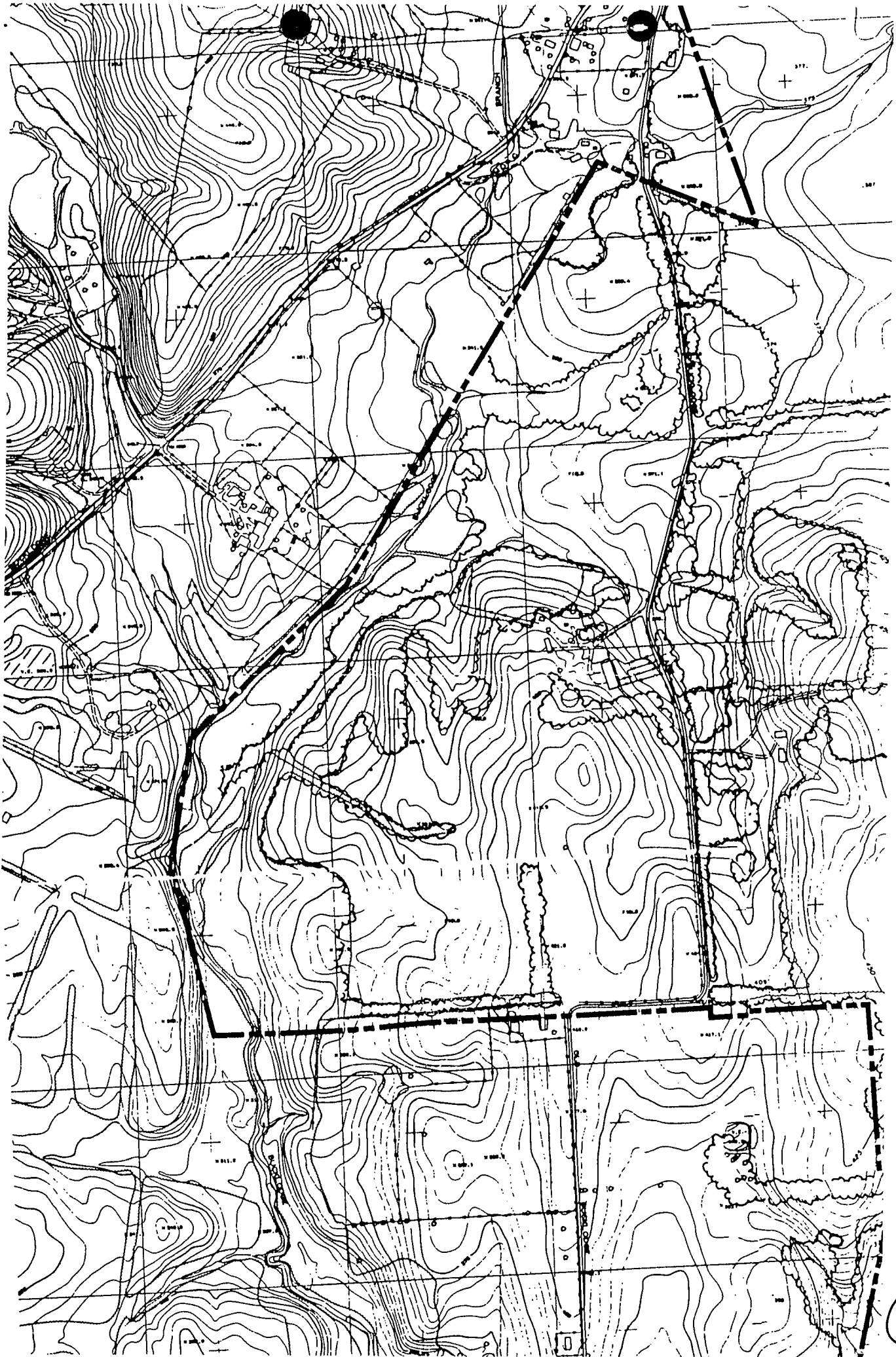
6401 Golden Triangle Drive  
Suite 400  
Greenbelt, Maryland 20770

Tel: 301 - 982 - 1400  
Fax: 301 - 513 - 0014

An AGGREGATE INDUSTRIES PLC Company

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October 24, 2000

Montgomery County Historic Preservation Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Commissioners,

Historic Medley District, Inc. asks that the HPC discourage the owners of the remainder of White Carlin Farm from applying for a Historic Area Work Permit for reduction of the environmental setting. If the owner does apply, we ask that the HPC deny the reduction.

From the point of view of good historic preservation practices, there are two reasons to deny the reduction.

1. Aggregate Industries-Rockville has not indicated that there is any need for the reduction. They have not demonstrated that there are any plans for the site that would be impacted by the historic designation. We are greatly concerned that such an amorphous request for reduction would serve as a harmful precedent for similarly vague requests in the future.

2. As has been clearly demonstrated by bad examples such as the Waring/Crawford House, the Dorsey/Warfield House, the Sycamores, the Waters House, Llewellyn Fields, Glenmore, or Oatland Farm, once a farmstead loses its farm setting to development, much of the historicity is lost. The houses and a few token outbuildings retain historic value largely for their architectural merit. Their place in county farming history can only be imagined, and then only by squinting to try not to see the unsympathetic construction nearby. Where there is to be new development, the role of the HPC in determining the design and materials of the adjacent construction becomes all important in preserving the historicity.

More specifically, HMD, Inc. asks that the environmental setting be retained for White/Carlin because:

1. A farmstead through which a road meanders was once the norm and has now become a rarity. River Road above Seneca Creek was historically such a roadway. It ran through several properties and at each boundary line there was a gate that had to be opened and closed before continuing. This configuration, absent the gates, can still be seen at White/Carlin.

HPC

October 24, 2000

Page 2

2. **The road through the property is designated a Rustic Road.** To the extent the HPC can aid in protecting the historic viewshed from the road, it will also be protecting the value of Old Bucklodge as a Rustic Road.

3. The area proposed to be withdrawn from the setting is between the old village of Bucklodge that includes a Locational Atlas site, Horine's Feed Store, and the White/Carlin Farm. If construction is permitted on the property, the design and materials for the project will impact the relationship between the town and the historic farm. As the area is so close to the White/Carlin farmhouse and barn, these historic buildings may also be affected. **HPC review could make a substantial difference in the compatibility of the appearance of what is built in the future.**

In the HMD, Inc. by-laws, written back in 1974 before the Agricultural Reserve was created, we set ourselves the task of conserving "the buildings, structures, objects and spaces that contribute to the historic character of the area. We would suggest that the entire environmental setting of the White/Carlin Farm is just such a space and ask that it be retained.

Thank you.

Sincerely,

*William Lermond*

William Lermond for the Board of Directors  
Historic Medley District, Inc.

**Sender: "RICHARD WAGNER" <richardrobertwagner@email.msn.com>**

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To Whom It May Concern:

The Boyds Historical Society and the Save the White Carlin Farmstead Committee have worked hard and for many years to preserve the White Carlin Farmstead. We are gratified that the farmstead will now be purchased and renovatd by Mr. Mike Rubin.

However, we are very concerned that a diminuation of the farmstead's designated acreage would adversely affect its historic sence of place. The full environmental setting has appeared in broadcast videos and is a treasure of the protected rural roads system. In short, we urge that the preserved acreage not be reduced.

Sincerely yours,

Ric Wagner

co-director, Concerts in the Country

member, Boyds Historical Society

chairperson of now inactive, Save the White

Carlin Farmstead Committee

director, "Boyds Negro School: Historic Lives"

Video committee

Margaret M. Coleman  
Pleasant Springs Farm, 16112 Barnesville RD, Boyds, MD 20841  
October 25, 2000

Historic Preservation Commission  
M-NCPPC  
8787 Georgia Avenue  
Silver Spring, MD

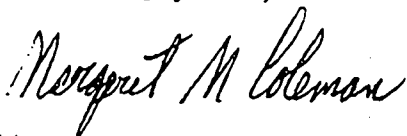
RE: White/Carlin House, Boyds, MD

To Whom it May Concern:

I wish to support the staff position concerning the White/Carlin House. The environmental setting is of vital importance to maintaining the significance of this property. Designated a "Rustic Road," Old Bucklodge runs between sections of the farm, a historically accurate method of transportation and one which must be preserved in its entirety. If I am not mistaken, the name, "Buck Lodge" was given to this particular site in the late 18th, early 19th century. Retaining the acreage and preserving the buildings are very important to the heritage of the Boyds community.

Thank you.

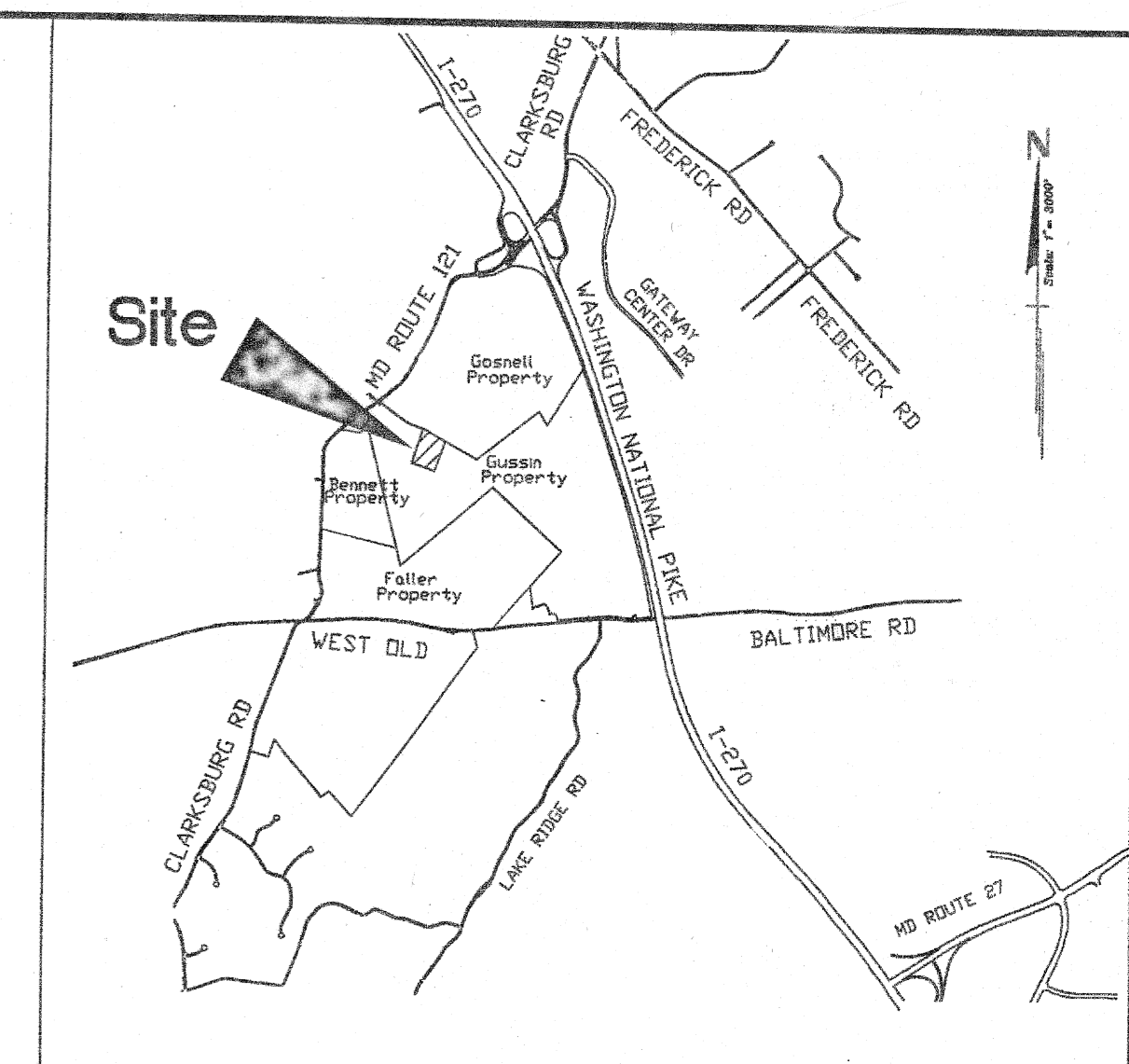
Very truly yours,



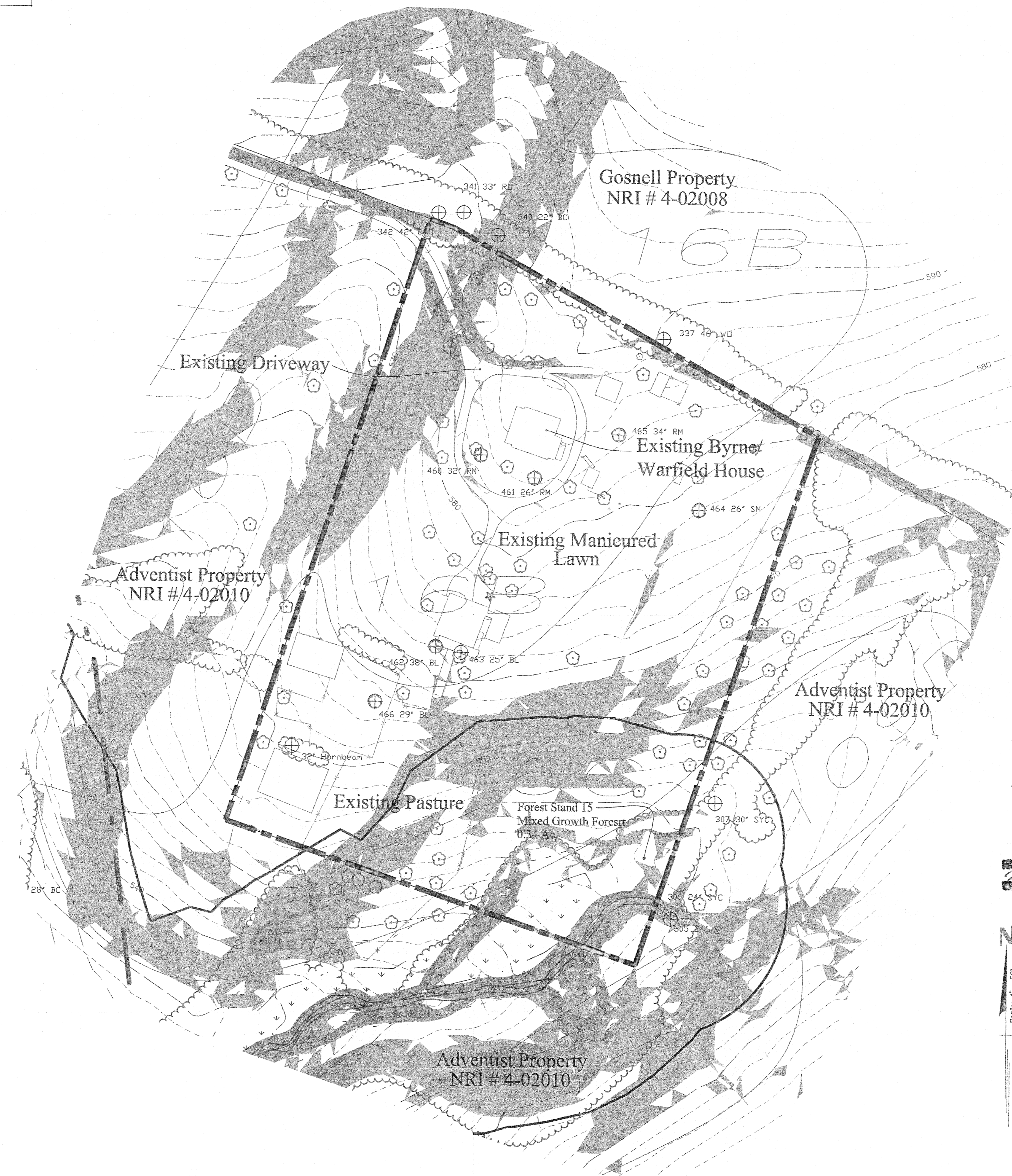
Margaret M. Coleman

Specimin Tree List

Tree Tag No.	DBH	Common Name	Botanical Name	Stand No.	Ownership	Health
460	32"	Red Maple	Acer rubrum	NA	Magee	GOOD
461	26"	Red Maple	Acer rubrum	NA	Magee	GOOD
462	38"	Black Locust	Robinia pseudo-acacia	NA	Magee	GOOD
463	25"	Black Locust	Robinia pseudo-acacia	NA	Magee	GOOD
464	26"	Silver Maple	Acer saccharinum	NA	Magee	GOOD
465	34"	Red Maple	Acer rubrum	NA	Magee	GOOD
466	29"	Black Locust	Robinia pseudo-acacia	NA	Magee	GOOD
No Tag	32"	Hop Hornbeam	Ostrya virginiana	NA	Magee	GOOD



Cabin Branch Magee Property  
Natural Resource Inventory  
Forest Stand Delineation  
**VICINITY MAP**  
1" = 3000'



General Notes:

- The subject property is 5.3 Acres and is comprised of part of Parcel 747 on Tax Map EV.
- Boundary information was taken from Montgomery County Tax Maps, July 1995 issue, Map 7.
- Soil information is taken from Montgomery County Soil Survey.
- Wetlands were delineated by Rodgers Consulting, Inc. Spring, 2001. The delineation utilized the United States Army Corps of Engineers 1997 Wetlands Manual.
- The ultimate 100-year floodplain is taken from a Floodplain study completed by Rodgers Consulting, Inc. and approved by the Montgomery County Department of Permitting Services for the Cabin Branch Neighborhood. The subject site contains no areas within the 100-year floodplain.
- The topography has been compiled by Wings Aerial Mapping dated May 2001 and is shown at 2' intervals.
- The location of individual trees and wetlands is by Global Positioning System (GPS) use with sub-meter accuracy.
- Streams on the site are Class I and are part of the Cabin Branch Stream and its tributaries.
- Existing Forest cover on the Magee Property is approx. 0.34 Acres.
- Site visits for purposes of conducting this inventory occurred in Summer, 2003.
- The Stream Valley Buffer depicted on this plan is based on the best available information at the time. Since the limits of the parameters used to define the Stream Valley Buffer are by their very nature dynamic, the buffer is subject to further refinement as additional data becomes available.
- The Byrne/Warfield House is considered a significant historical site according to the Clarksburg Master plan approved and adopted June 1994.

Sensitive Areas Table

Non-Tidal Wetlands	0.10 Acres +/-
100-year Floodplain	0 Acres
Stream Valley Buffer	1.20 Acres +/-
Existing Forest	0.34 Acres +/-

Soils Table

Symbol	Name & Description
16B	Brinklow-Blocktown channery silt loam 3% - 8% slopes.
16C	Brinklow-Blocktown channery silt loam 8% - 15% slopes.
16D	Brinklow-Blocktown channery silt loam 15% - 25% slopes.
109D	Hyattstown channery silt loam 15% - 25% slopes.

\* Indicates soils classified as highly erodible

**APPROVED**  
4.03.04  
7/10/03

**Legend**

- Stream Valley Buffer
- Waters of the US
- Wetland
- Wetland Buffer
- Floodplain
- Floodplain BR
- Soil Lines
- Soil Text Type
- Forest Sampling Points
- Specimen Trees
- Existing Canopy
- 15-25% Slopes
- Slopes 25% and greater
- Tree Stand and Text
- Existing Intermittent Stream or Perennial Stream
- Special Protection Area Limits
- MX Zoning Classification
- Site Limits

Qualified Professional Certificate

I hereby certify that this plan was prepared to the best of my knowledge and belief, in accordance with the standards and procedures set forth in Montgomery County's Environmental Guidelines approved and adopted January, 2000.

7/10/03  
Date

M. Dusty Road  
Dusty Road  
Qualified Professional  
CIMAR 061506.01

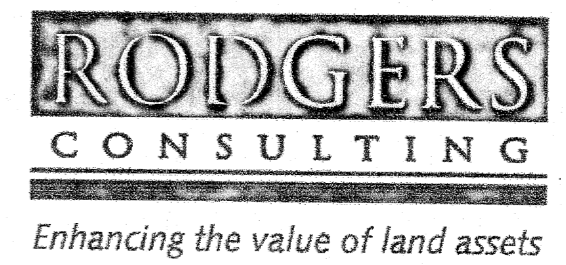
REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:  
Clarksburg Cabin Branch, LLC  
C/O Winchester Homes, Inc.  
6305 Ivy Lane, Suite 800  
Greenbelt, MD 20770

Natural Resources Inventory/  
Forest Stand Delineation

Magee Property  
Cabin Branch

Election District 7  
Clarksburg, Maryland



Rodgers Consulting, Inc.  
9260 Galthier Road  
Gaithersburg, MD 20877  
301.948.4700  
301.948.6266 (fax)  
301.253.6609  
www.rodgers.com

BY	DATE	SCALE
BASE DATA	DATE	1" = 50'
DESIGNED	6/03	JOB No. 782A
DRAWN	6/03	DATE: 06/03
REVIEWED	6/03	
RELEASE FOR		
BY	DATE	SHEET No. 1 of 1

