

16301 BATCHELORS FOREST ROAD

[MASTER PLAN SITE # 23/115, WILLOW CRIVE]

PRELIMINARY CONSULTATION

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--|---|-----------------------|-------------|
| Address: | 16301 Batchellors Forest Road, Olney | Meeting Date: | 1/09/2013 |
| Resource: | <i>Master Plan</i> Site #23/115 Willow Grove | Report Date: | 1/2/2013 |
| Applicant: | John and Kathy Lyons | Public Notice: | 12/26/2012 |
| Review: | Preliminary Consultation | Tax Credit: | Partial |
| Case Number: | N/A | Staff: | Josh Silver |
| PROPOSAL: Alterations to accessory structure (chicken coop) | | | |

STAFF RECOMMENDATION:

Staff recommends that the Commission determine if the proposal is consistent with items 1 – 5 on page 4 of the staff report and provide the applicants with feedback on those areas where revisions to the plans are necessary before returning for a Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated *Master Plan* Site
STYLE: Federal/Greek Revival (house)
DATE: c1850

A detailed architectural description for the house and chicken coop can be found on page _____ of the staff report.

Chicken Coop

The subject building is a 1 story, 8-bay, wood framed chicken coop measuring, 20' wide x 160' long and sited in an agricultural setting that includes several original accessory structures in addition to the main house. The building currently is in varying states of disrepair. Staff conducted a site visit in late 2012 and observed evidence of deteriorated structural components and both original and non-original building materials throughout the interior and exterior of the building. The existing siding is a combination of vertical wood boards, tar paper and rolled roofing materials. The building foundation is a combination of concrete and stone. The building is sheathed in a 5V-crimp metal roof. Sections of the building's north wall have large trees growing within very close proximity which pose an immediate threat to building.

PROPOSAL:

The proposed work scope includes modifications to the chicken coop to create a new guest house, art studio, exercise space and storage area. To accommodate the proposed building uses the applicants seek to raise sections of the roof along the north elevation to create a code compliant interior head height. Currently, the highest point of the interior along the north elevation is approximately 5'2" high. The

proposed modification raises the interior head height to approximately 7'6" high. An internal/external masonry chimney with reverse-shed roof is proposed along the north wall which increases the roof height of the structure. Several existing trees along the north wall are proposed for removal due to their close proximity to the building. Removal of the trees is required to prevent further damage to the building.

The proposed materials include vertical poplar board siding, exterior clad wooden windows at new use areas, reclaimed, 6/6, double-hung windows at the chicken coop area, fieldstone chimney, flat irregular fieldstone patio and 5V-crimp metal roofing.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction to *Master Plan Sites* several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

(Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff commends the applicants continued stewardship of the property. The applicants have undertaken numerous projects aimed at the long term preservation of the main house and other accessory structures. The proposed adaptive reuse of the chicken coop would continue the applicant's stewardship of their property.

Staff supports the proposed reuse concept for the building. As described in the proposal section of the staff report the building is in varying stages of deterioration and contains a combination of both original and non-original materials along with trees located in close proximity which poses an immediate threat to the foundation of the north elevation.

The proposal presents an opportunity to stabilize the building, perform long needed repairs and rehabilitate select features and introduce new features and spaces that are sensitive to the historic character of the property. The proposal introduces a new use that requires minimal change to the building's distinctive materials, features, spaces, and spatial relationships. The work does not increase the footprint of the building and preserves the basic rectilinear building form. Importantly the south elevation, which defines the agricultural and utilitarian aspects of the property, would remain relatively unimpaired both visually and physically. The installation of windows and sliding doors in existing and enlarged openings along the south elevation would have negligible impact on the building and how a person experiences this area of the property. In contrast, the north elevation, which is effectively the rear of the building, creates an experience that is more suitable to the building's new use without compromising the integrity of the environmental setting.

Although staff supports the concept they recommend the following changes to the plan:

1. An alternative fenestration pattern and window style along the north elevation in the new use areas. This recommendation is suggested to increase transparency and to further differentiate the north from the south elevation. The south elevation contains two window units with horizontal

glass over a two-light window with a vertical muntin. Staff recommends taking design cues from this window style for the north elevation windows, but at an increased scale and size. Possible windows options include hopper or awning style windows over a single, clear piece of glass.

2. Reduce the size and scale of the internal/external masonry chimney. Although staff supports a chimney at this location they recommend a metal stovepipe chimney style or reducing the size of the masonry chimney. As presented the double-hearth chimney appears out of scale and character in relationship to the building size and style.

Staff supports the flagstone patio at the north elevation side of the building.

STAFF RECOMMENDATION:

Staff recommends that the Commission determine the following and provide the applicants with feedback on those areas where revisions to the design are necessary before returning for a Historic Area Work Permit:

1. If the proposal gives the property a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships
2. If the historic character of a property will be retained and preserved
3. If the proposal creates a false sense of historical development
4. If the exterior alterations and new construction are differentiated from the old and are compatible with the historic materials, features, size, scale and proportions of the building in order to protect the integrity of the property and its environment
5. If the new additions and related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the building and its environment would be unimpaired.



Prelim

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mbooz@michebooz.com Contact Person: Miche Booz
Tax Account No.: 00711862 Daytime Phone No.: 301-774-6911
Name of Property Owner: John & Kathy Lyons Daytime Phone No.: 240-381-5310
Address: 16301 Batchellors Forest Rd Olney, MD 20832
Contractor: N/A Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 16301 Street: Batchellors Forest Rd.
Town/City: Olney, MD Nearest Cross Street: Georgia Avenue
Lot: Block: Subdivision: 0501
Map HS52 Grid 0000 Parcel: P141
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Patio
1B. Construction cost estimate: \$ 300,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line, Entirely on land of owner, On public right of way/easement

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

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date Issued:



Written Description of Projecta. Description of existing structure.**Willow Grove Description***(From MHT Inventory)*

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Batchellors Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting . The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival style dwelling from the period. Willow Grove meets Criteria A and c of the Maryland Inventory of Historic Properties and the National Register of Historic Places.

Attachments:

- Olney-SS-Goshen-Area Historic Resources
- Summer 1989 Locational Atlas Historical Survey
- MHT Inventory of Willow Grove
- March 1996 MHT Inventory Addendum for ICC Project
- 12-12-1996 Kephart Memo re Willow Grove Farm

Chicken Coop Description*(From MHT Inventory)*

Chicken House: The chicken house/equipment shed is a long, one story frame structure covered with a shed roof and built circa 1913. The chicken house is clad on the rear wall with vertical board walls, while the front is open. The interior is divided into a series of rooms, now used for storage. Another chicken house which was located on line with this one was dismantled and its materials used during the renovation of the house.

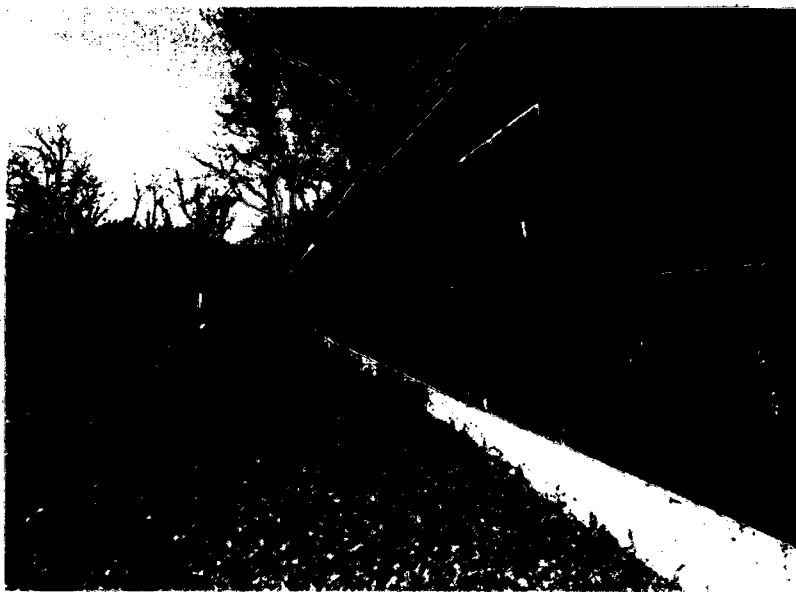
(From Miche Booz Architect)

Existing 20' x 160' one-story eight-bay wood frame chicken coop in agricultural setting, in varying stages of disrepair. Siding is ad-hoc combination of vertical wood boards, tar paper, and roll roofing. Concrete and stone foundations. Roofing is 5V-crimp. Trees growing in dangerous proximity to stone foundation walls on the north wall. Exposed wood frame interior structure. The long building presents a pleasing rhythm and backdrop to the site.

b. General description of project.

Modifications to the chicken coop include a new guest house use (as allowed by zoning), art studio, exercise space and storage. One bay will remain as chicken coop use. Massing will remain as-is except for the addition of a new reverse-shed roof and chimney.

Materials will be vertical poplar board, clad wood windows at new use areas, reclaimed 6-over-6 wood windows at chicken coop area, fieldstone chimney, flat irregular fieldstone patio, and 5V-crimp metal roof.

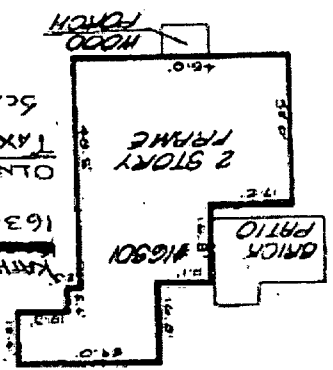
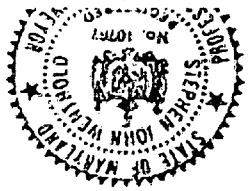


South Elevation, Willow Grove Chicken Coop

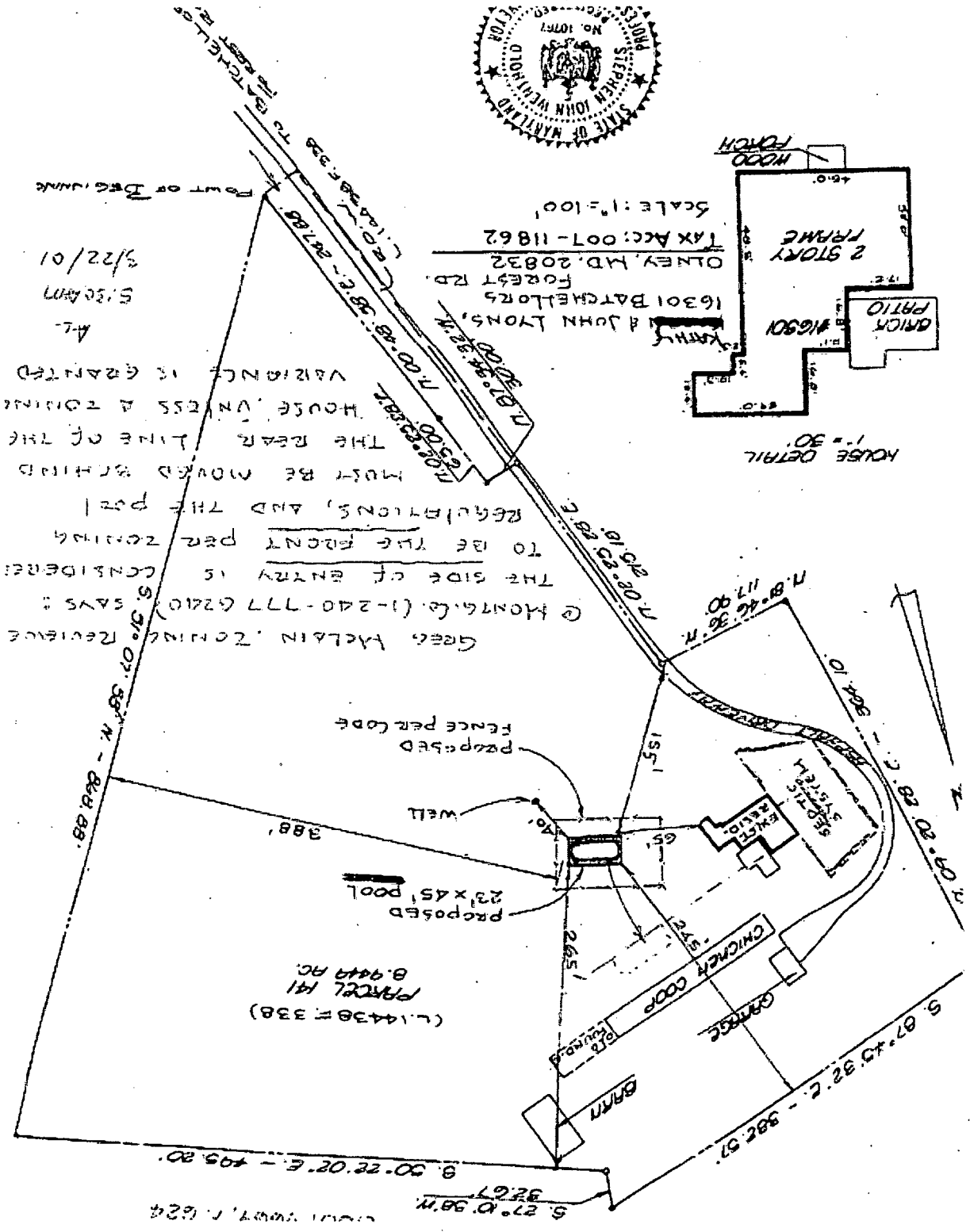
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

| | |
|---|--|
| <p>Owner's mailing address</p> <p>LYONS JOHN H & KATHERINE M 16301 BATCHELLORS FOREST ROAD OLNEY MD, 20832</p> | <p>Owner's Agent's mailing address</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>State Highway Administration Richard Ervin, ICC Project 707 North Calvert St, Baltimore, MD 21202</p> | <p>Montgomery County Department of Public Works and Transportation Norbeck Rd Extended-Wetland Mitigation Project 101 Monroe St, Rockville, MD 20850</p> |
| <p>Washington Christian Academy 16227 Batchellors Forest Road Olney, MD 20832</p> | <p>Helen Polinger 16410 Batchellors Forest Rd Olney, MD 20832</p> |
| | |

5



Scale: 1"=100'
TAX AC: 007-11862
OLNEY, MD. 20832
FOREST RD.
16301 BATCHELORS
KATHY & JOHN LYONS,



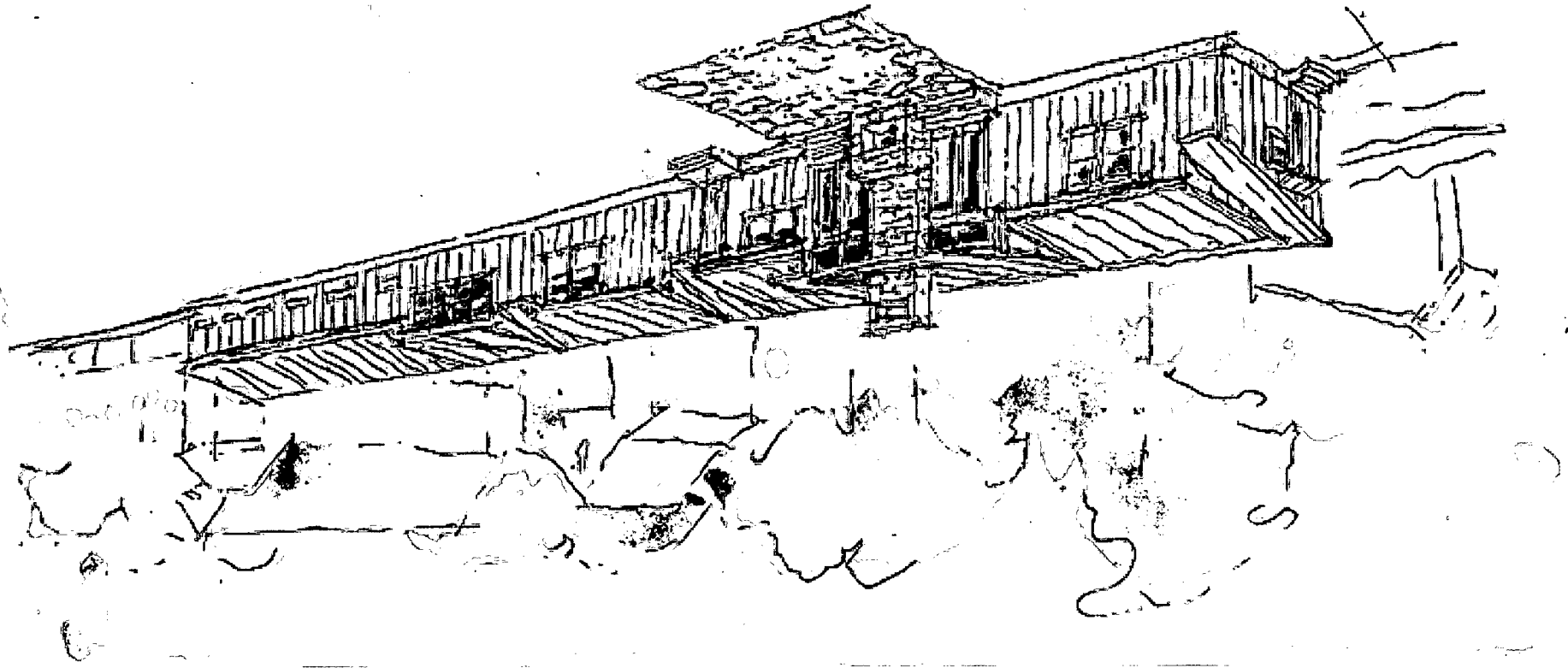
Green Yellin, zoning reviewer
@ MONTG. Co. (1-240-777 6240) says:
THE SIDE OF ENTRY IS CONSIDERED
TO BE THE FRONT PER ZONING
REGULATIONS, AND THE POOL
MUST BE MOVED BEHIND
THE REAR LINE OF THE
HOUSE UNLESS A ZONING
VARIANCE IS GRANTED

AL-
S:30AM7
3/22/01
Point of Beginning

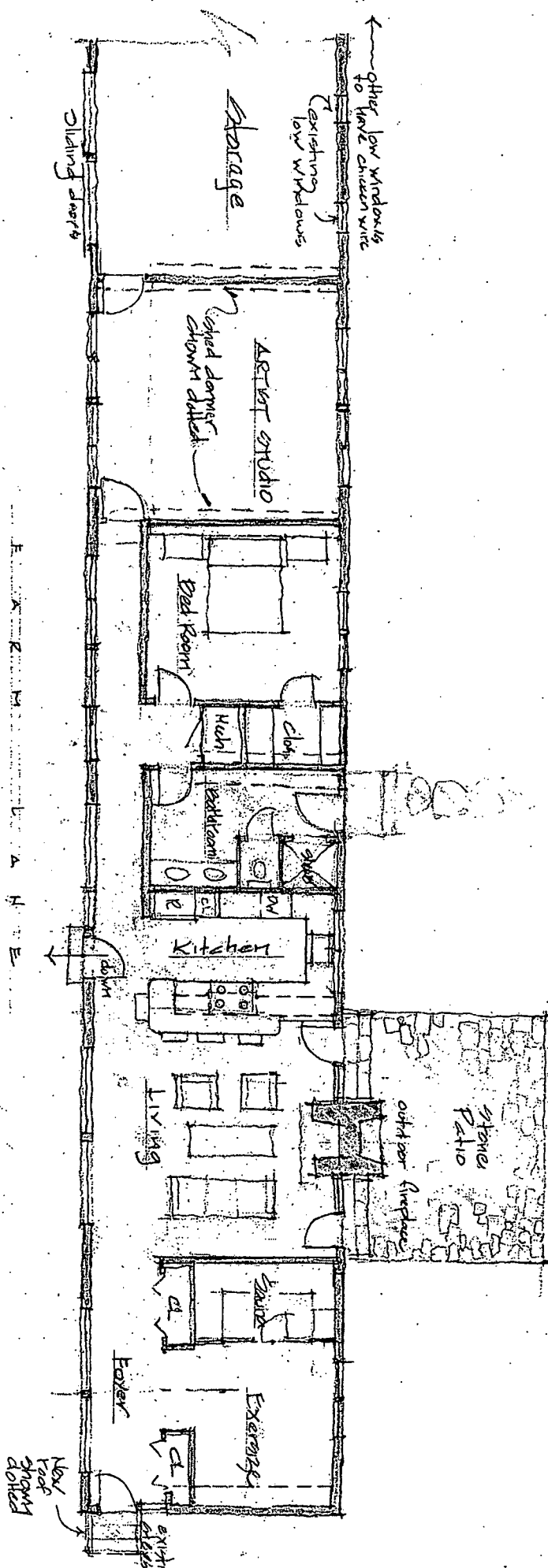
(L:14438 = 338)
PART 141
8,944 AC

5.27.10.98 N.
32.67
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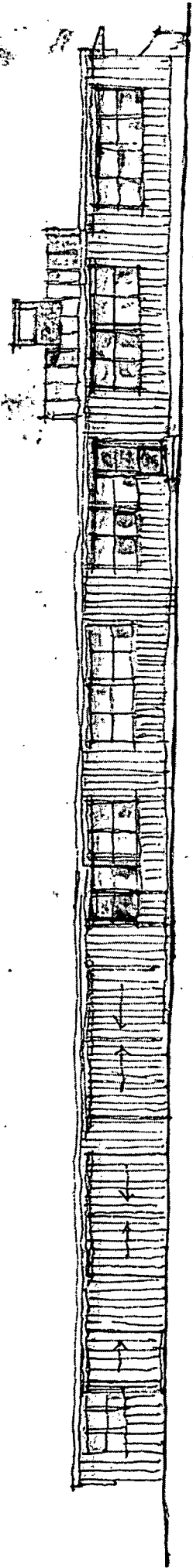
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GARAGE
CHICKEN COOP
SEPTIC TANK
WELL
PROPOSED POOL
PROPOSED FENCE PER CODE



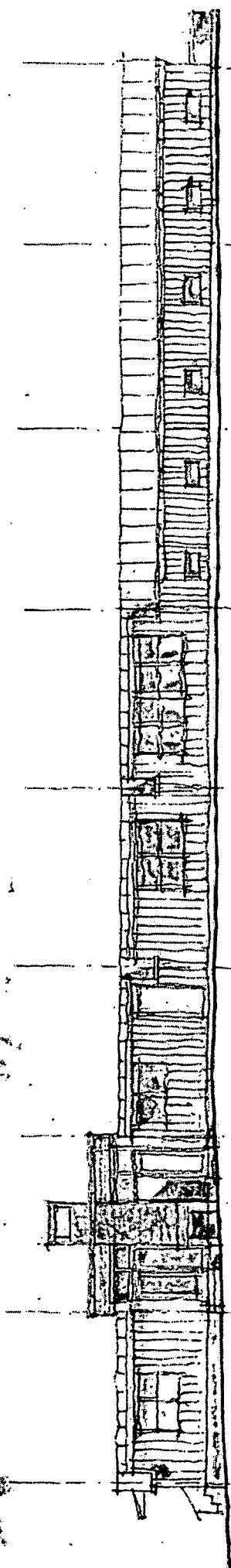
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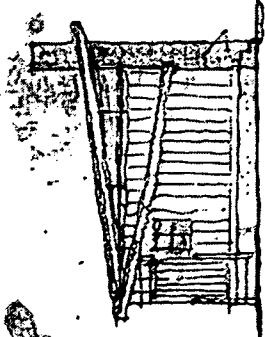
FIRST FL. PLAN
 1/8" = 1'-0"



South Elevation



North Elevation



East Elevation

MICHE BOOZ

ARCHITECT

208 Market St.
Brykewille
Maryland 20833
3011774 6911
fax: 774 1908

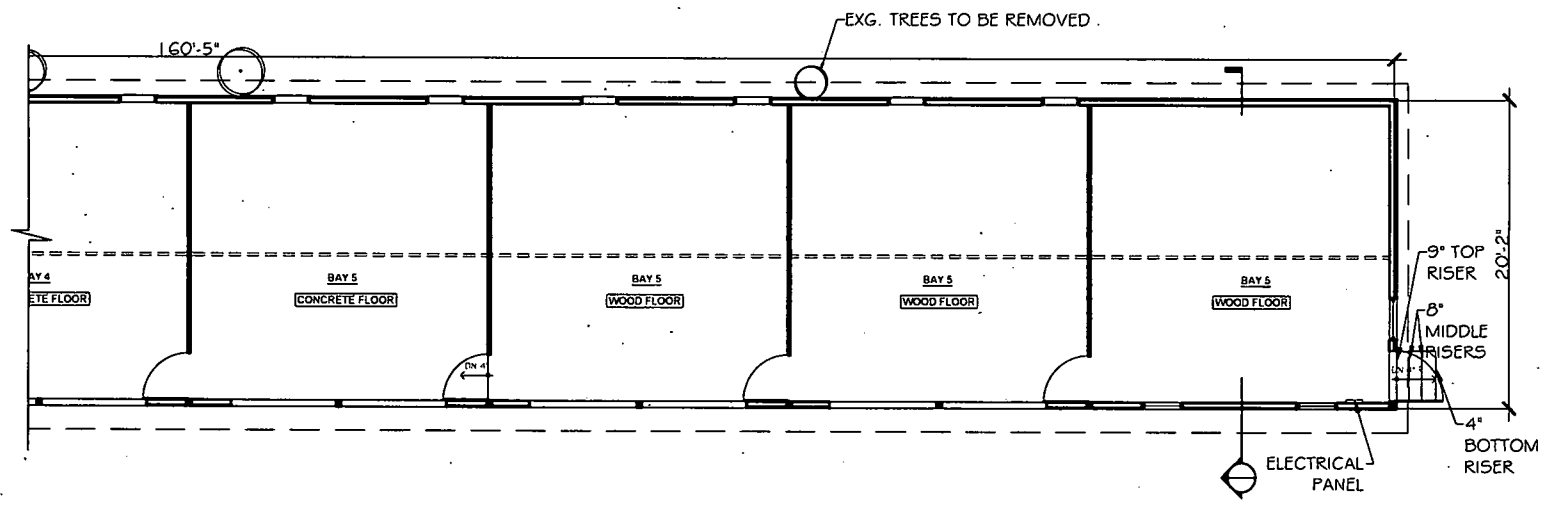
Project:

WILLOW GROVE

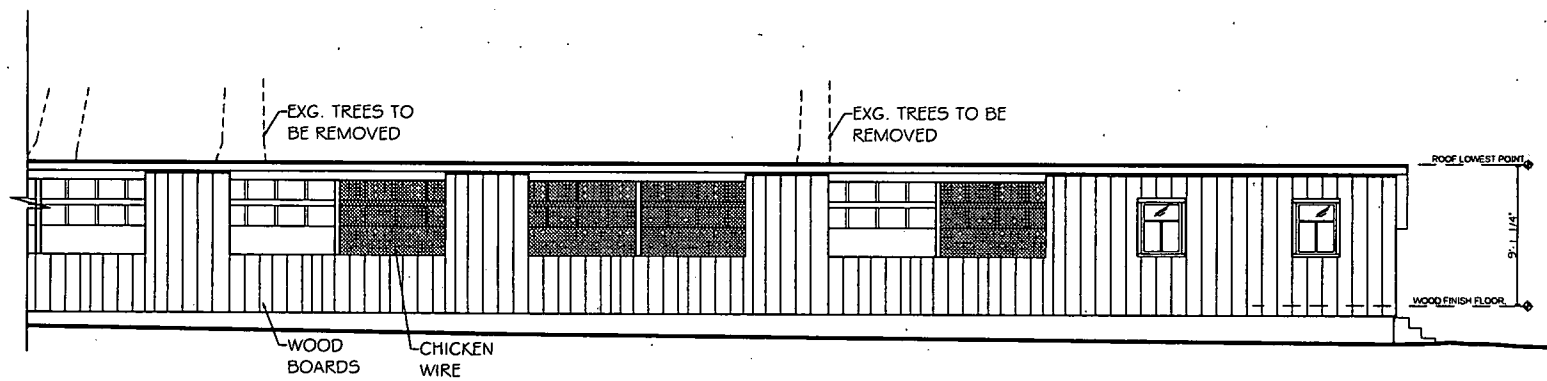
16301 BACHELLORS FOREST
ROAD, OLNEY MD. 20832.
MONTGOMERY COUNTY.

Drawings:

Dates:



1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

13

MICHE BOOZ

ARCHITECT

208 Market St
Brykewille
Maryland 20833
(301) 774 6911
fax: 774 1908

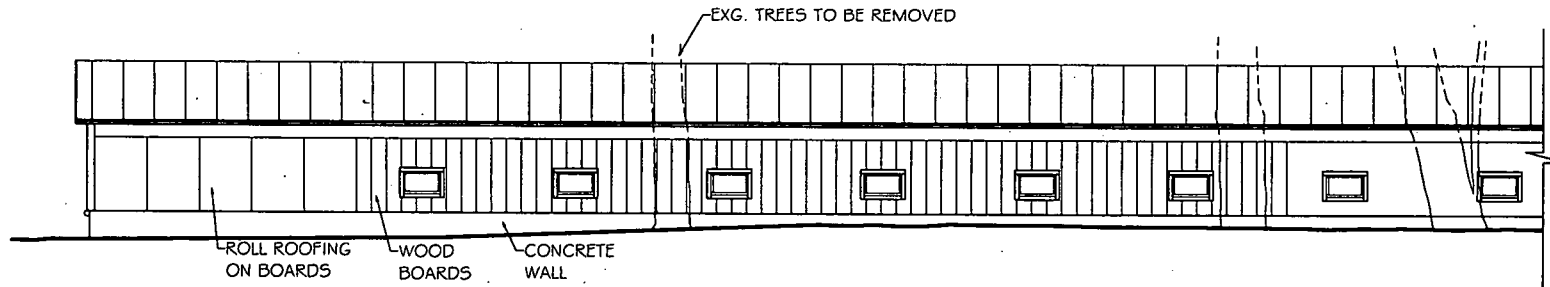
Project:

WILLOW GROVE

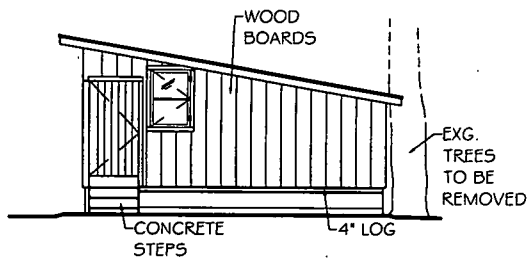
16301 BATCHELLORES FOREST
ROAD, OLNEY MD, 20832.
MONTGOMERY COUNTY.

Drawings:

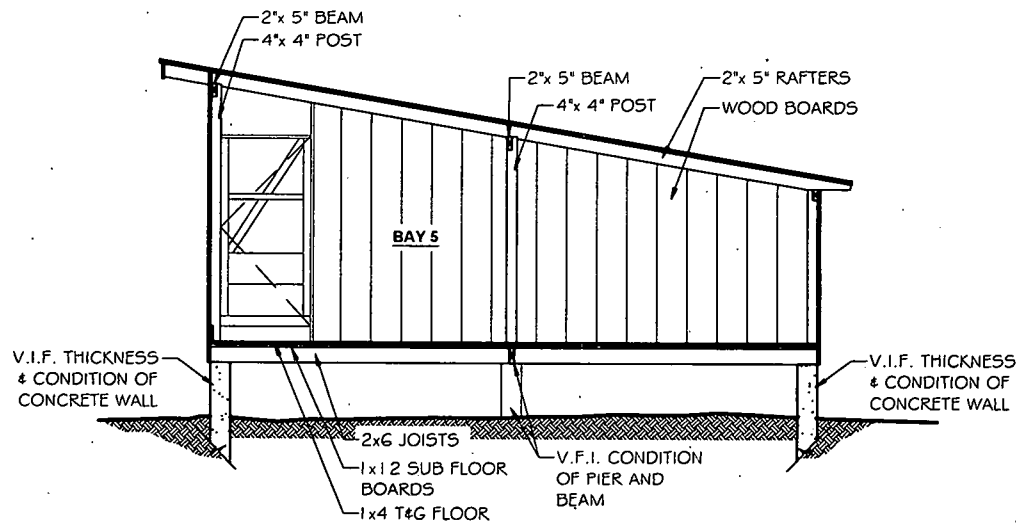
Dates:



1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

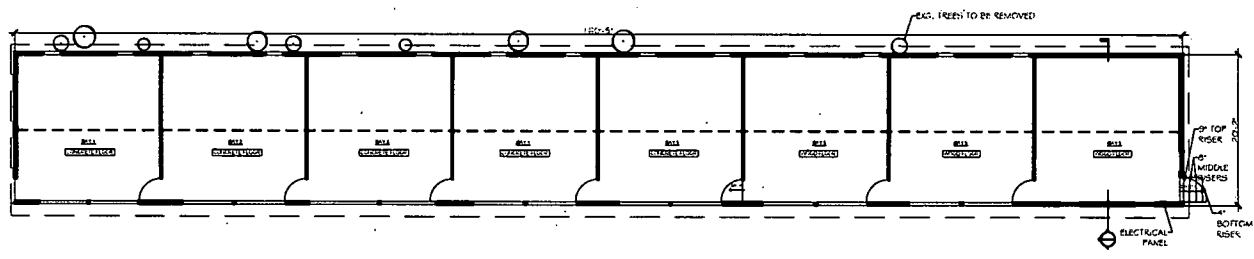


3 GENERAL SECTION
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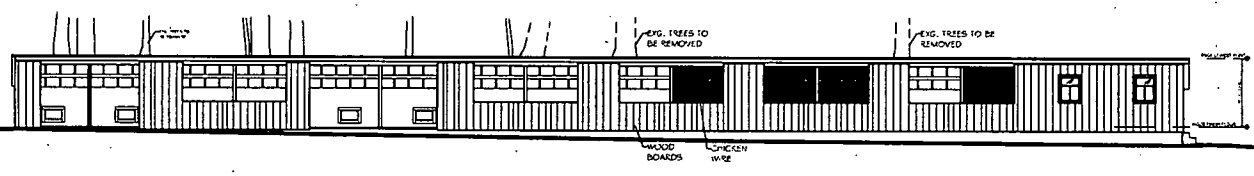
h.f.

MICHE BOOZ
 ARCHITECT
 208 Market St
 Brydenville
 Maryland 20833
 (301) 774-6911
 fax: 774-1908

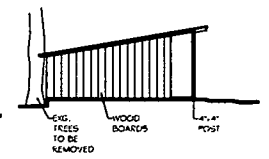
Project:
WILLOW GROVE
 16301 BATCHELLORES FOREST
 ROAD, OLNEY MD, 20832.
 MONTGOMERY COUNTY.



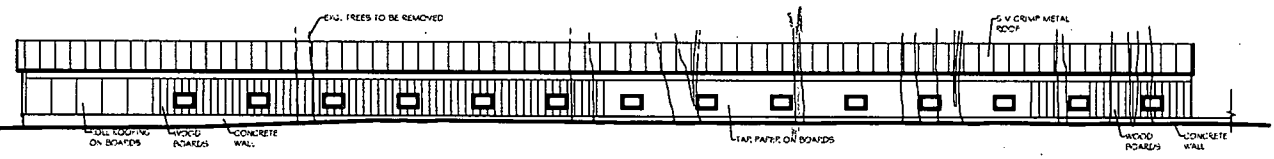
1 EXISTING FLOOR PLAN
 SCALE: 1/16" = 1'-0"



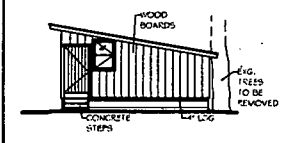
2 EXISTING SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



3 EXG. WEST ELEV.
 SCALE: 1/16" = 1'-0"



4 EXISTING NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



5 EXG. EAST ELEV.
 SCALE: 1/16" = 1'-0"

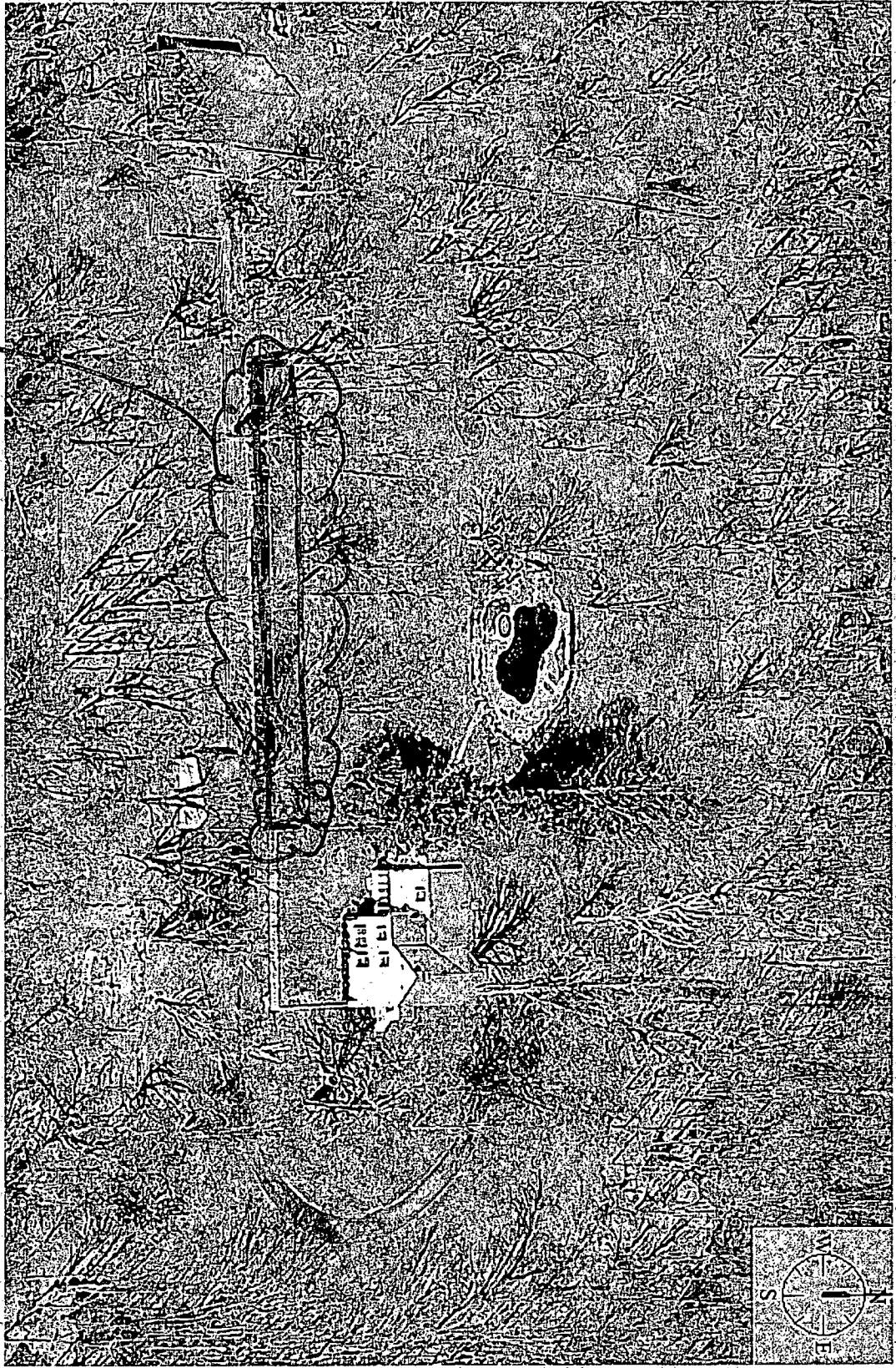
Drawings:

Dates:

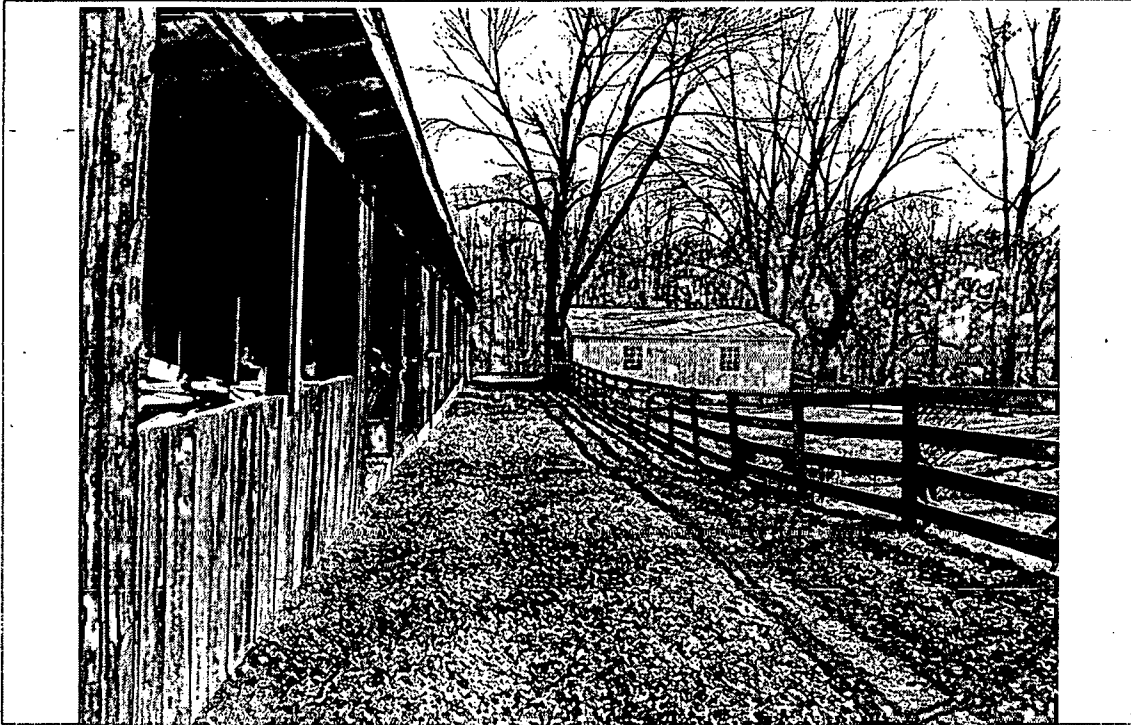
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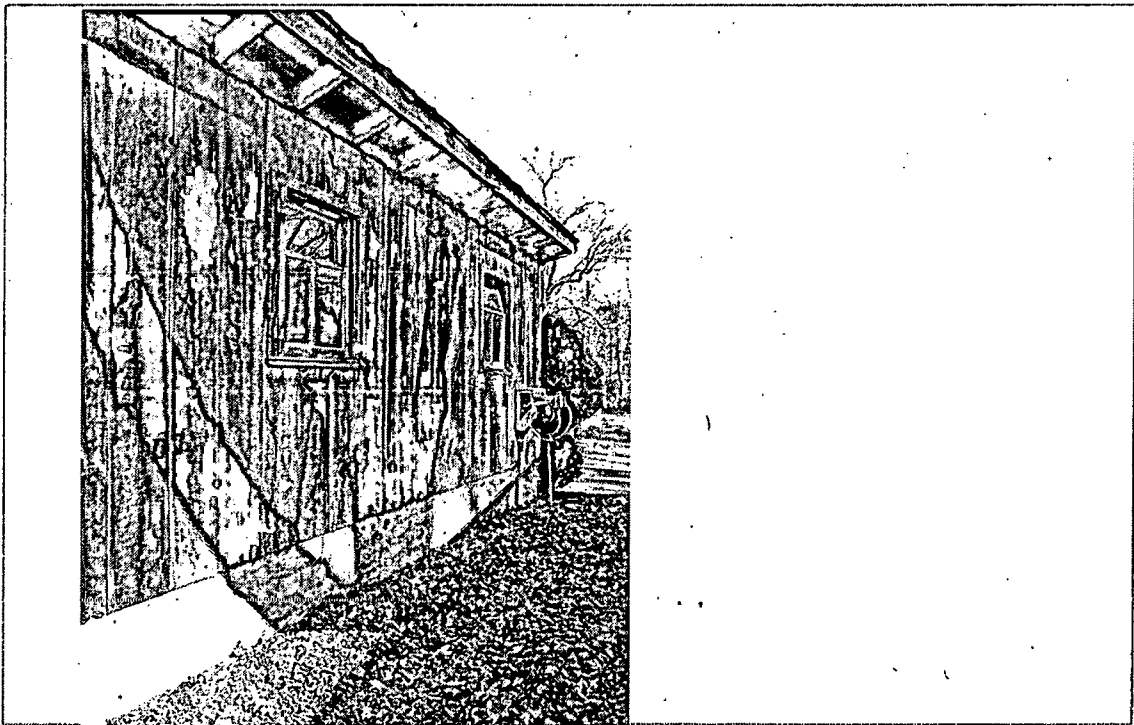
CHICKEN COOP



Existing Property Condition Photographs (duplicate as needed)

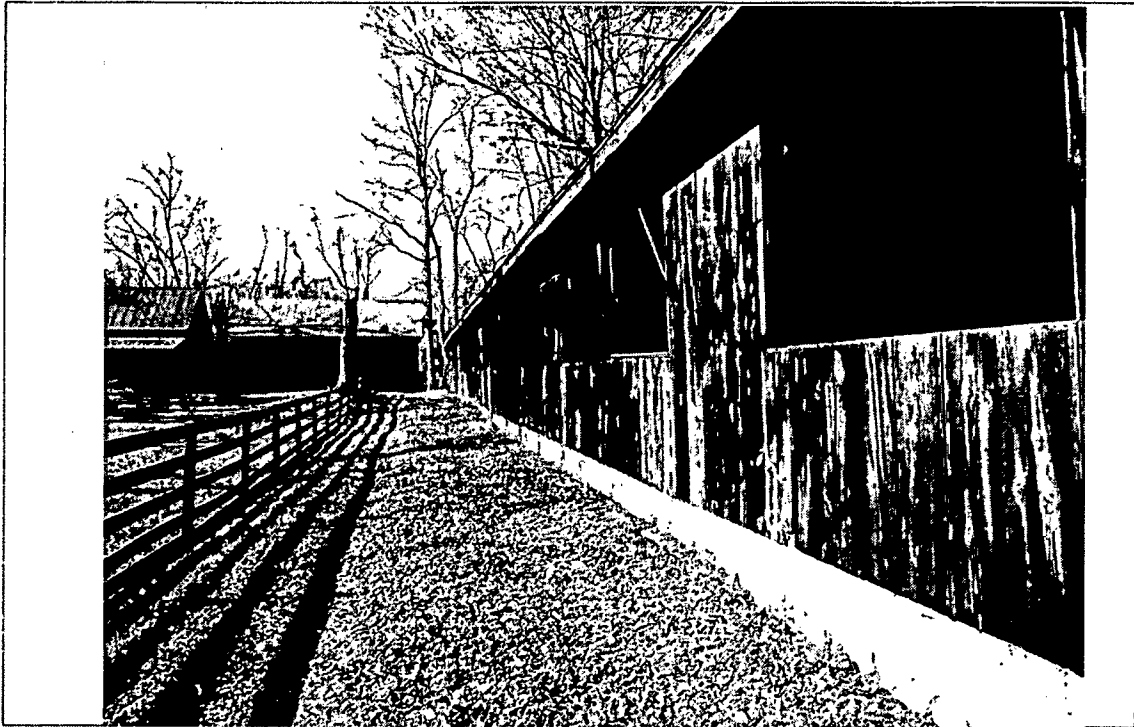


Detail: View of south elevation, looking east.



Detail: View of south elevation, looking east.

Existing Property Condition Photographs (duplicate as needed)

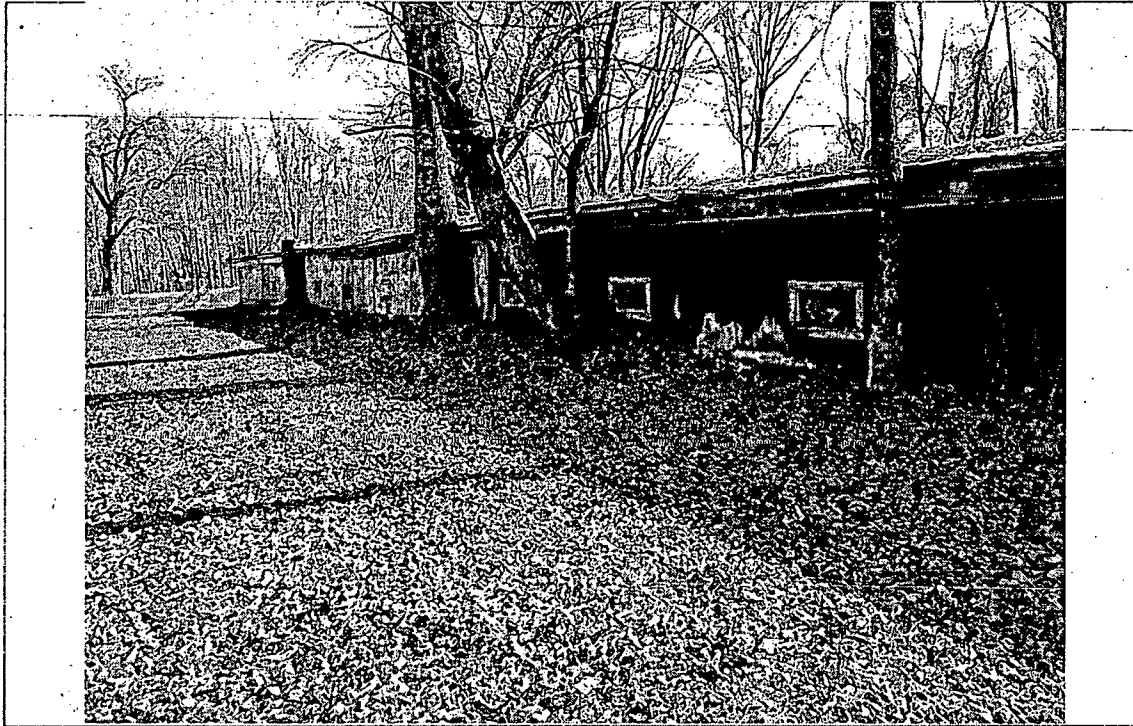


Detail: View of south elevation, looking west toward barns.

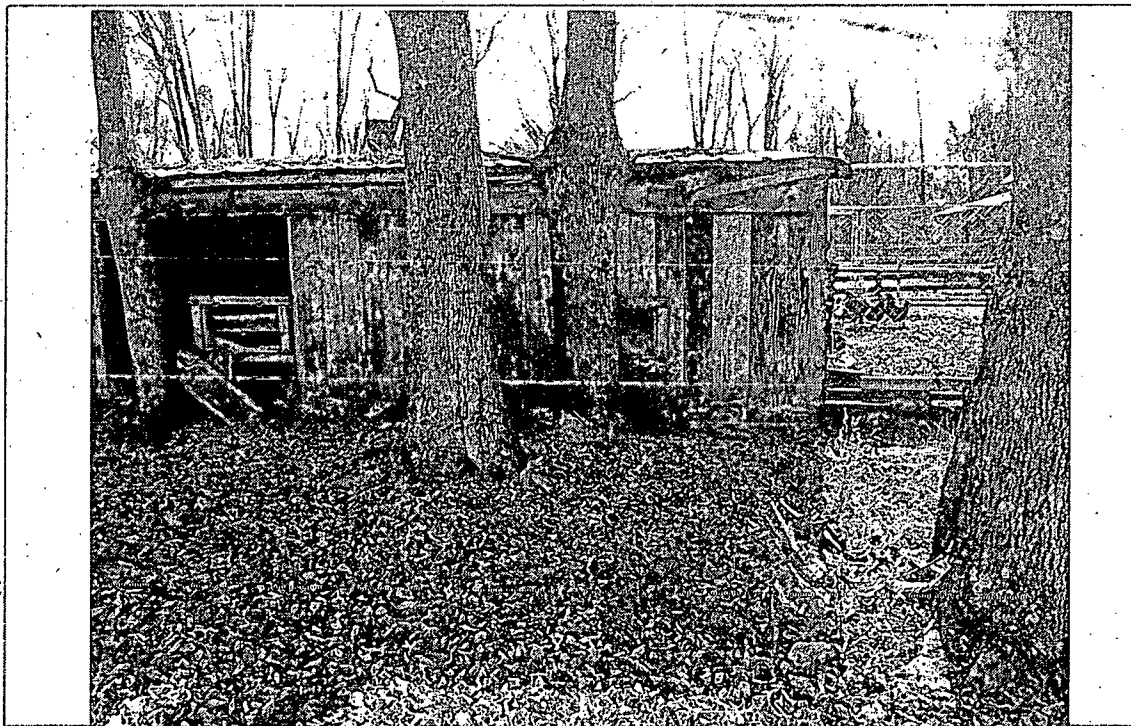


Detail: View of south elevation, looking west.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of north elevation, looking east.



Detail: View of north elevation, at west end chicken coop.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of manor house.

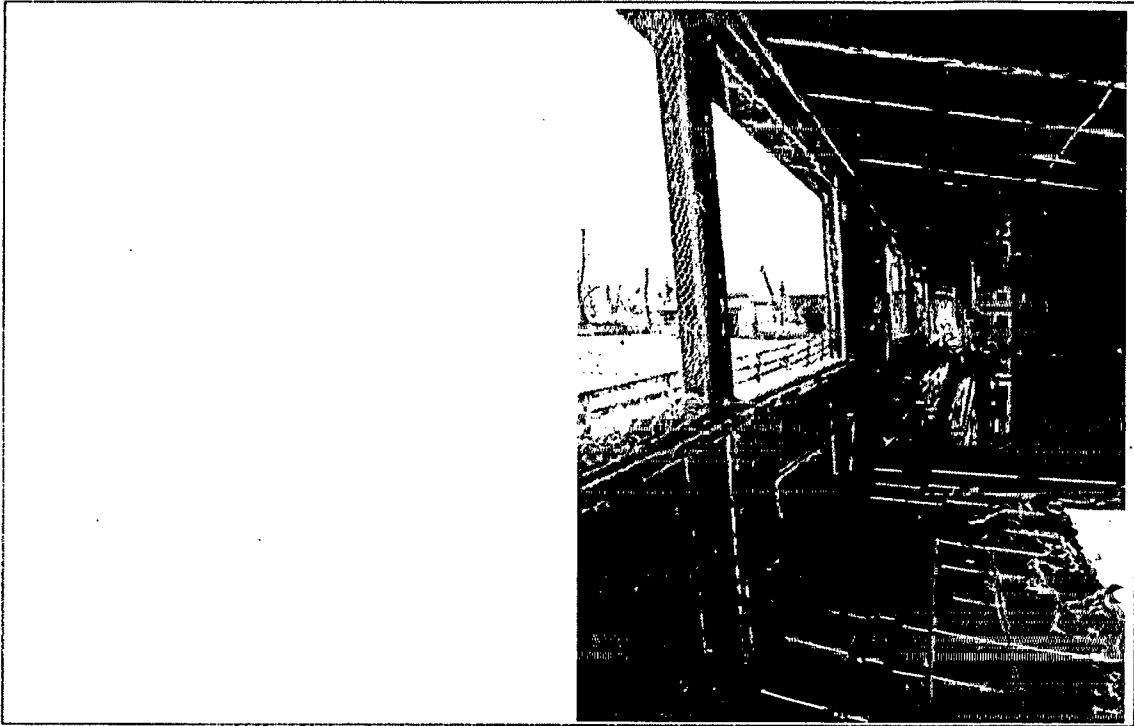


Detail: View of barns.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: Interior view, looking west.

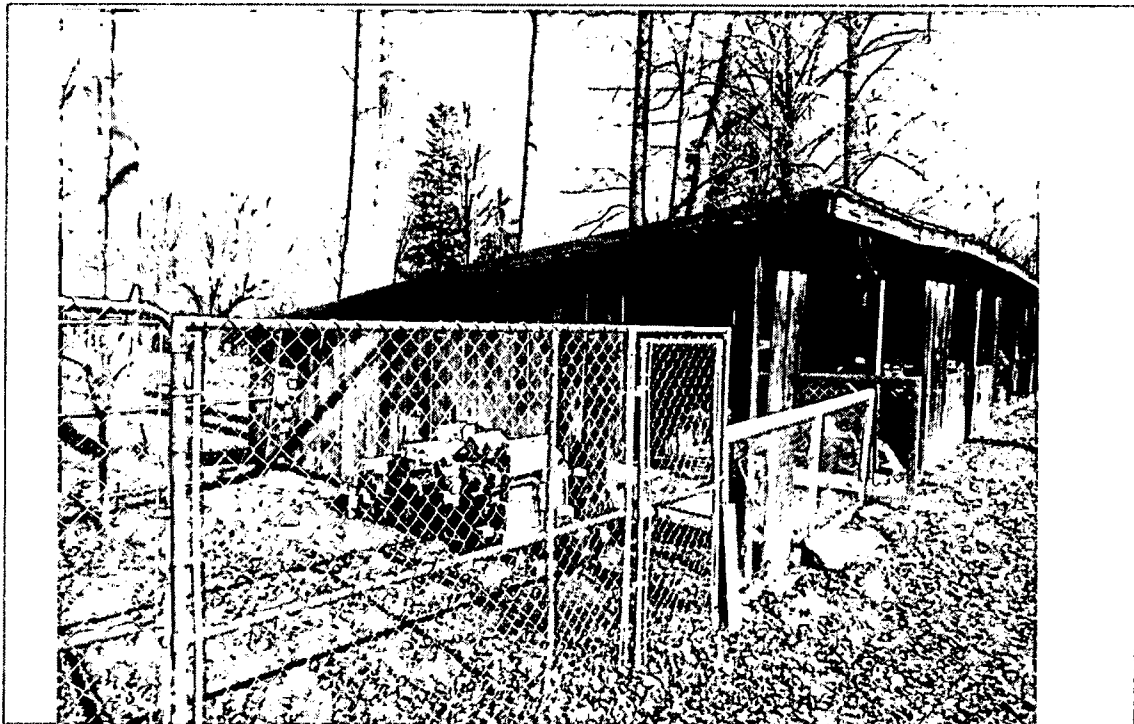


Detail: Interior views looking east and southwest, respectively.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of east elevation.



Detail: View of west elevation.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page:

**PUBLIC HEARING
(PRELIMINARY) DRAFT**

**AMENDMENT TO THE APPROVED AND ADOPTED
MASTER PLAN FOR HISTORIC PRESERVATION IN
MONTGOMERY COUNTY, MARYLAND**

OLNEY-SANDY SPRING-GOSHEN AREA HISTORIC RESOURCES

An amendment to the Master Plan for Historic Preservation; being also an amendment to the Olney Master Plan (1980), the Sandy Spring/Ashton Master Plan (1998), and the Preservation of Agriculture and Rural Open Space Plan (1980); and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
May 2001

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)

Approved By:

THE MONTGOMERY COUNTY COUNCIL
(Date to be established)

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THE AMENDMENT

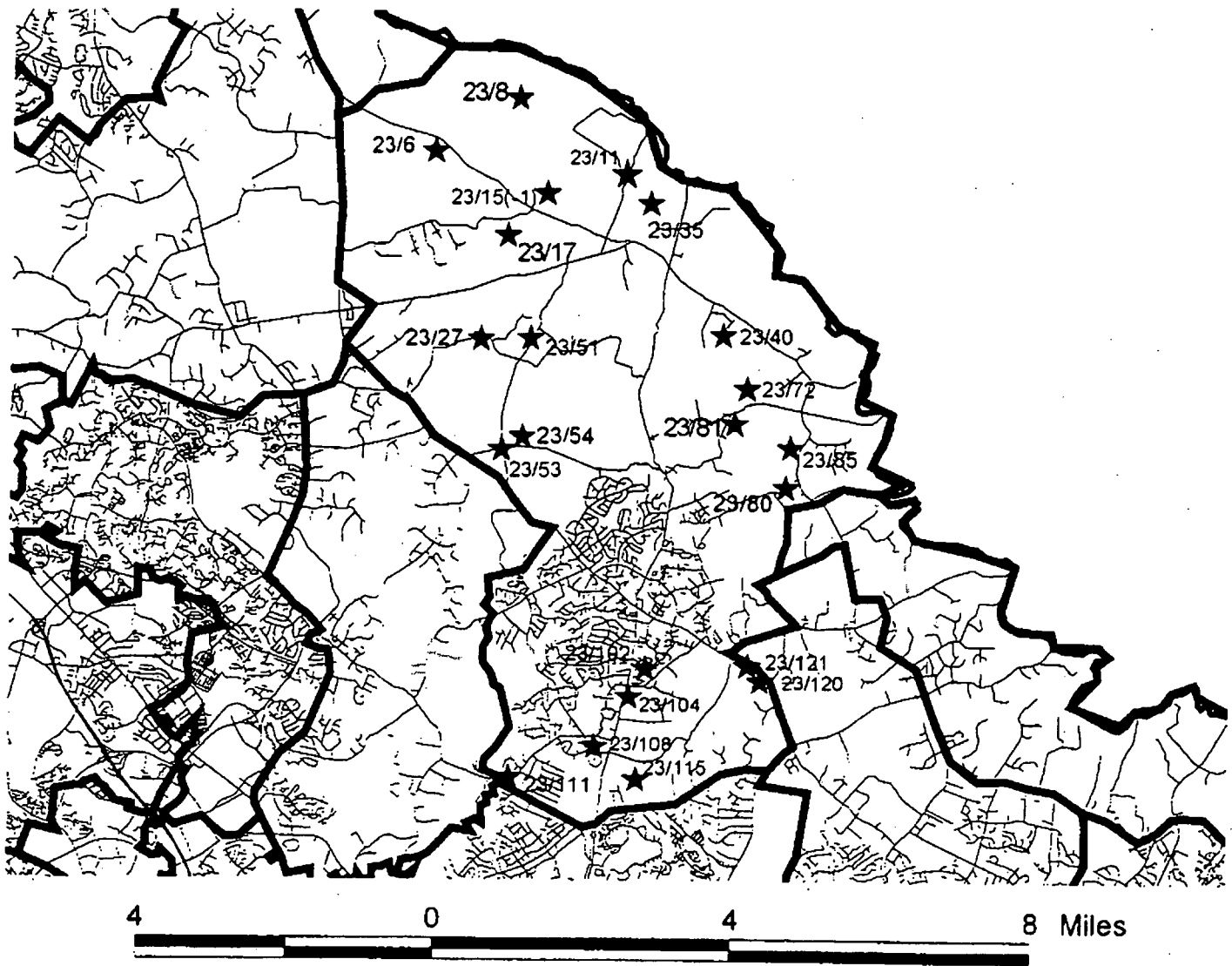
The purpose of this amendment is to consider the designation of historic resources in the Olney-Sandy Spring-Goshen Area. The amendment recommends designation of 32 individual historic sites. If designated on the *Master Plan for Historic Preservation*, these resources would be protected under the County's *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code. In addition this amendment removes from the *Locational Atlas and Index of Historic Sites* other resources located in the Olney-Sandy Spring-Goshen Area as listed on pages 40 and 41.

Individual Resources Recommended for Master Plan Designation

| <u>Site Number</u> | <u>Site Name and Address</u> |
|--------------------|--|
| 23/6 | Samuel O. Dorsey House, 5701 Damascus Road |
| 23/8 | Howard House Cemetery, Elton Farm Road, west side |
| 23/11 | Howard Chapel Cemetery, Howard Chapel and Elton Farm Roads |
| 23/15 | Griffith-Hutton House (Tusculum), 4609 Damascus Road |
| 23/15-1 | Freeman Barns at Sundown Farm, 4601 Damascus Road |
| 23/17 | Edgehill, 4920 Griffith Road |
| 23/27 | Samuel Riggs Farm, 5310 Riggs Road |
| 23/35 | Gaither Farm/Rolling Acres, 3111 Mt Carmel Cemetery Road |
| 23/37 and 38 | Village of Triadelphia and Cemetery, South of Triadelphia Road |
| 23/40 | Elisha Riggs House, New Hampshire Avenue |
| 23/51 | Clover Hill, 21310 Zion Road |
| 23/53 | Mt. Zion School, South west corner of Mt. Zion and Brookeville Roads |
| 23/54 | Bon Secours, 4901 Brookeville Road |
| 23/72 | Prospect Hill, 1811 Brighton Road |
| 23/81 | Landgate Holland Farm, 2030 Brighton Dam Road |
| 23/85 | Fairfield, 20010 New Hampshire Avenue |
| 23/90 | Riverton, 1201 Gold Mine Road |
| 23/102 | Olney Manor Farm, 17510 Prince Phillip Drive |
| 23/104 | Berry - Mackall House, 17017 Georgia Avenue |
| 23/108 | Brooke Manor, 16300 Georgia Avenue |
| 23/111 | Nathan Shaw House / Muncaster Miller's House, 15910 Emory Lane |
| 23/115 | Willow Grove, 16301 Batchelor's Forest Road |
| 23/120 | Thomas Moore House, 17214 Dr. Bird Road |
| 23/121 | Dr. Bird House, 17420 Dr. Bird Road |
| 23/148 | Brookeville Woolen Mill Worker's House, 20529 Riggs Hill Way |

28/63 Bloomfield, 18000 Bentley Road
28/64 Oakleigh, 18010 Bentley Road
28/65 Cloverly, 321 Olney-Sandy Spring Road
28/66 Odd Fellows Hall, 1310 Olney-Sandy Spring Road
14/55 Avalon Farm, 9400 Huntmaster Road
14/63 Dorsey/Warfield House, 7901 Warfield Road

Map 1 - Olney and Vicinity - Location Map for resources considered

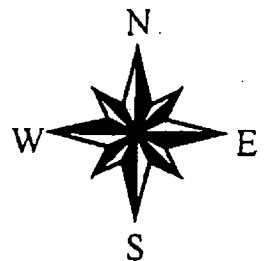


★ Individual Resources

Streets

County Boundary

Planning Areas



Olney Area Resources



Willow Grove.
16301 Batchellor's Forest Road
#23/115

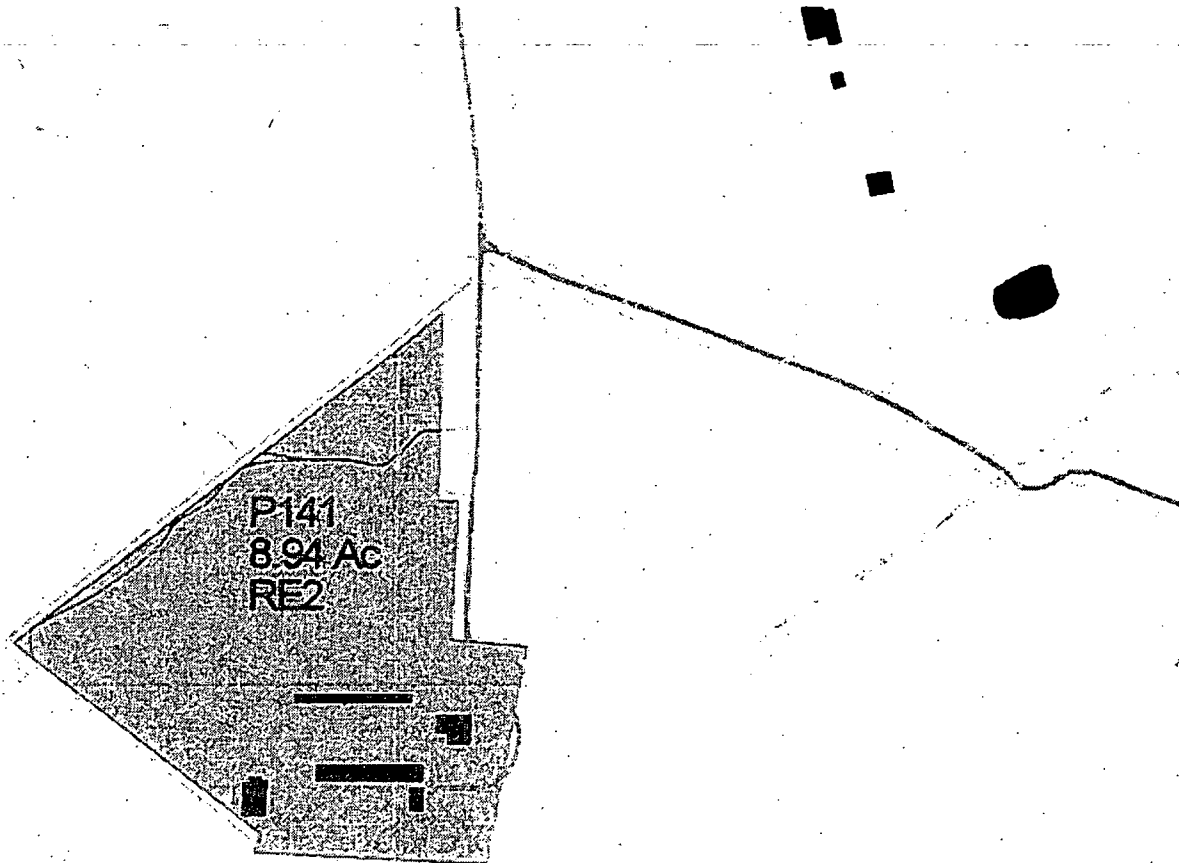
Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located off of Batchellor's Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period.

[CRITERIA: 1A, 1C, 2A]

ZONING: RE2

WILLOW GROVE #23/115



23/115 Willow Grove

ENVIRONMENTAL SETTING: The recommended environmental setting is the entire 8.94 acre parcel 141 on tax map HS 562.



Scale: 1" = 300'

Legend

- Natural Constraints
- Buildings
- Driveway
- ▭ Parking Lots
- ▲ Topography
- Hydrology - Line
- Culture
- field count
- pool
- 1/4 acre Polygon
- USGS perimeter
- ADP
- ROW
- Hydrology - Poly
- Environmental
- Permit

1984 Locational Atlas

LOCATIONAL ATLAS HISTORICAL SURVEY OF 400 RESOURCES
SURVEY FORM
 ROBINSON & ASSOCIATES, SUMMER 1989

PRINCIPAL BUILDING

OUTBUILDINGS:

HISTORIC NAME: Willow Grove

YES NO

COMMON NAME: _____

ADDRESS: 16301 Batchelor's Forest Road

SITE NUMBER: 23/115 ATLAS MAP: 16 ATLAS COORDINATES: H-7 TAX MAP: HS 562

| | EXCELLENT | VERY GOOD | FAIR | POOR | N/A | UNKNOWN |
|----------------------------|-----------|-----------|------|------|-----|---------|
| INTEGRITY* | X | | | | | |
| ARCHITECTURAL SIGNIFICANCE | | X | | | | |
| ASSOCIATIVE HISTORY | | X | | | | |

Resource is: demolished could not locate
 threatened, explain: _____

ASSIGNED CATEGORY: I II **III** IV V VI
 (See reverse side for explanation.)

NOTES: According to the owner, the flat-roofed portion of the house at the rear is the oldest section of the house. This three-bay house has an original/early rear ell and a hood-type portico supported by turned columns. Also on the property are a stone springhouse, a chicken coop, and the ruins of a stone barn.

*Integrity is defined as the maintenance of original features and/or lack of substantial alteration to the resource.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

| | | | |
|---|--|---|--|
| NAME | | | |
| COMMON: | | | |
| AND/OR HISTORIC: Willow Grove | | | |
| LOCATION | | | |
| STREET AND NUMBER: 16301 Batchelor's Forest Road | | | |
| CITY OR TOWN: Olney | | | |
| STATE: Maryland | | COUNTY: Montgomery | |
| CLASSIFICATION | | | |
| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
| <input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress | Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ |
| OWNER OF PROPERTY | | | |
| OWNER'S NAME: A.L. Lauer | | | |
| STREET AND NUMBER: 16301 Batchelor's Forest Road | | | |
| CITY OR TOWN: Olney | | STATE: Maryland | |
| LOCATION OF LEGAL DESCRIPTION | | | |
| COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse | | | |
| STREET AND NUMBER: | | | |
| CITY OR TOWN: Rockville | | STATE: Maryland | |
| Title Reference of Current Deed (Book & Pg. #): | | | |
| REPRESENTATION IN EXISTING SURVEYS | | | |
| TITLE OF SURVEY: | | | |
| DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local | | | |
| DEPOSITORY FOR SURVEY RECORDS: | | | |
| STREET AND NUMBER: | | | |
| CITY OR TOWN: | | STATE: | |

| DESCRIPTION | |
|--|--|
| CONDITION | (Check One) <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed |
| | <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Unaltered <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site |
| DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE | |
| <p>The house is built in two parts. It is a good example of the vernacular "Quaker style" (i.e.-clean, pleasing lines, but not ostentatious.) The main (east) facade is of three bays, with a central doorway. The door itself features a fanlight-transom and sidelights, and is covered with a hood-type portico with an arched ceiling that is supported by slim columns. Siding is of rough clapboards and all windows are 6/6, double-hung. The steep, A-roof is covered with tin, and the chimneys are internal at each end of the house. Small, twin windows (characteristic of the area) are found high in the north and south gable ends.</p> <p>Extending to the NW rear is a lower, two-story frame section with three bays on its main (north) facade. Like the main part, this is also clapboard and has internal chimneys.</p> | |

SEE INSTRUCTIONS

MAJOR BIBLIOGRAPHICAL REFERENCES

Farquhar, R.B. OLD HOMES³ AND HOUSES OF MONT., CO., MD.
1962, pp.322-324.

II. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-----------------------|-----------------------|--------|---|-----------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| | Degree Minute Seconds | Degree Minute Seconds | | Degree Minute Seconds | Degree Minute Seconds | |
| NW | ° ' " | ° ' " | | ° ' " | ° ' " | |
| NE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SW | ° ' " | ° ' " | | ° ' " | ° ' " | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

III. FORM PREPARED BY

NAME AND TITLE:
Michael F. Dwyer, Senior Park Historian

ORGANIZATION: **M-NCPPC** DATE: **8/12/75**

STREET AND NUMBER:
8787 Georgia Ave.

CITY OR TOWN: **Silver Spring** STATE: **Maryland**

State Liaison Officer Review: (Office Use Only)

Significance of this property is:
National State Local

Signature _____

SEE INSTRUCTIONS

Willow Grove
M:23-115
Montgomery County, Maryland

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Bachelors Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period. Willow Grove meets Criteria A and C of the Maryland Inventory of Historic Properties and the National Register of Historic Places.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. M-23-115

=====

1. Name of Property

=====

historic name Willow Grove

common/other name _____

=====

2. Location

=====

street & number 16301 Batchellor Forest Rd. Not for publication
city or town Olney vicinity X state Maryland code MD
county Montgomery code _____ zip code 20832

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>4</u> | <u>1</u> | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| <u>4</u> | <u>1</u> | Total |

Is this property listed in the National Register?

Yes _____ Name of Listing _____ No X

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
AGRICULTURE/SUBSISTENCE Barn; Equipment Sheds;
Chicken House

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation Stone
roof Gable; Standing Seam Metal
walls wood; weatherboard
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

=====

8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance circa 1850

Significant Dates circa 1850

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====

9. Major Bibliographical References

=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Barrow, Healan and Kristine Stevens, *Olney: Echoes of the Past* (Westminster, MD.: Family Line Publications), 1993.

Farquhar, Roger Brooke, *Old Homes and History of Montgomery County, MD.* Silver Spring, MD., 1952, 1962.

Mutual Assurance society records, Montgomery County Historical Society.

Montgomery County Land Records, Montgomery County, Maryland.

Sandy Spring Museum, Vertical Files.

Maps and Drawings and Photographs

Hopkins, G.M., *Atlas of Fifteen Miles around Washington, including the County of Montgomery, Maryland*, 1879.

Martenet and Bond's, *Map of Montgomery County*, 1865.

=====

10. Geographical Data

=====

Acreage of Property 8.94 acres

Verbal Boundary Description (Describe the boundaries of the property.)

Willow Grove occupies Parcel 141 on Montgomery County Tax Map HS 562.

Boundary Justification (Explain why the boundaries were selected.)

This parcel is part of a larger tract of land that has been associated with the property since the 18th century.

=====

11. Form Prepared By

=====

name/title Kimberly Williams/Michele Naru, Architectural Historians
organization M-NCPPC date 6-28-99
street & number 8787 Georgia Avenue telephone 301/563-3403
city or town Silver Spring state MD zip code 20910

=====

12. Property Owner

=====

name John and Kathy Lyons
street & number 16301 Batchellor's Forest Road
telephone 301-570-5577 City or town Olney State MD Zip code 20832

=====

=====

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Batchellors Forest Road in northeastern Montgomery County. The property, which retains its original farmhouse and its agricultural character, survives as a good example of a mid-19th century farm property in Montgomery County.

ARCHITECTURAL DESCRIPTION

Built circa 1850¹, and designed in a transitional Federal/Greek Revival style, Willow Grove is a two-story, three-bay, center-passage frame dwelling with a two-story rear ell. Set upon a slightly raised stone foundation, the L-shaped building has weatherboard siding, is covered with a cross gable roof, sheathed with standing seam metal², and features three brick interior end chimneys. A two-story shed-roofed wing of uncertain date fills in the intersection of the two wings, while a contemporary (1997), two-story, gable-roofed kitchen addition with shed-roof extension projects off of the original end wall of the rear ell. A one-story, glazed porch addition against the side wall of the rear ell dates to the mid-20th century.³ The contemporary additions are compatible with the historic structure in terms of scale, materials and details.

¹ This date is based upon a March 1850 Mutual Fire Insurance Policy on Willow Grove that describes the dwelling as "dwelling of frame and of recent construction..." A later policy on the property, dated 1885, describes the roof of the dwelling as being 38 years old. This would put the date of construction of the roof (and most likely, the house) at 1847. Based upon these findings, a circa 1850 date of construction has been attributed to the dwelling. A circa 1850 date is also consistent with the transitional Federal/Greek Revival style interior features. (See the Mutual Fire Insurance Policy #409, March 1850; and Policy #13868, 1885.

² According to the March 1850 Mutual Fire Insurance Policy on Willow Grove, the roof was originally covered with wood shingles. A 1913 policy lists the roof as being covered in metal "in good condition." See Mutual Fire Insurance Company, Policy, #53396.

³ This glazed porch sits on a rubble stone foundation and encloses a trap door to the cellar of the house. This glazed porch was probably part of the original rear porch to the house, described in the 1850 Mutual Fire Insurance Policy as a rear porch measuring 50 feet by 8 feet and "forming an elbow."

=====

Exterior:

The east elevation is divided into three bays with a central entry and flanking 6/6 windows on the first story and three single, 6/6 windows on the second story. The front entry, identified by a gable-roofed and vaulted entry porch⁴, features an elegant Federal-style fanlight and sidelights, and a four-paneled wood door, consisting of two, long and narrow panels in the body of the door, and two square panels in the upper level. Delicately carved narrow pilasters with fluting form the architrave of the door and separate it from the sidelights. The windows on this elevation are all the original pegged 6/6 sash with their original louvered shutters.

Two vertical boards in the weatherboard siding located on either side of the central entry, at the inside edge of the flanking windows, extend from the top of the foundation level to the sill of the second story windows. These boards, which appear original, may have been associated with an earlier porch on the house, visible on an undated photograph of Willow Grove. There is no other apparent explanation for these vertical boards.

The south elevation of the house includes the south end wall of the main block of the house and the south side elevation of the rear wing. Between these two wings at their intersection is a two-story, shed-roof frame wing. This wing, clad with weatherboard siding which extends uninterrupted to the end wall of the main wing of the house, is well-integrated to the main structure. Its date of construction is uncertain.⁵

The end wall of the main block has single 6/6 windows towards the rear of the wall in both the first and second stories, and two 6-light casement windows in the attic end. The inside end chimney is located on center of the wall, rising above the roofline at the ridge. The shed-roof extension to this end wall has a pair of 6/6 windows on the first story and a single 6/6 window on the second story.

⁴ This front porch is a mid-20th-century replacement. It's design was based upon the porch that stood at the time of its replacement, though this porch was also a replacement of an earlier one. Historic photos indicate that a shed-roof porch preceded the gable-roofed design.

⁵ The previous owners of Willow Grove contend that this two-story wing was actually the original structure on the site, and that it was later enlarged by the L-house. Other than some hewn joists in the basement under this wing, there is no surviving architectural evidence to support this theory. Rather, it was probably part of the original rear porch described in the 1850 fire insurance policy that was later enclosed (mid-to-late 19th century) and raised a story.

=====

The south side elevation of the rear ell has a 6/6 window and a single door which open onto the glazed porch addition built against this elevation. The second story of the rear ell has a single 6/6 window. However, there may have been another window at this level that is obscured by the two-story "elbow" wing that abuts this side wall.

The north elevation consists of the gable end wall of the main wing, the three-bay deep wall surface of the rear ell, and the side wall of the contemporary addition, with its shed extension. The end wall has two single, 6/6 windows in the rear bay on the first and second stories, and two 6-light casement windows in the attic level. The chimney rises above this wall surface, on center at the ridge line. The rear ell is flush with the end wall of the main wing, and the weatherboard continuous. This ell has three 6/6 windows on the second story and two 6/6 windows on the first story. A small, square window opening is located between the 6/6 windows on the first story.

The west elevation of the house is occupied by the contemporary kitchen addition. This addition is a two-story frame structure clad with weatherboard siding and covered with a gable roof, whose steep pitch imitates that of the main houses.⁶ The windows in the addition follow the 6/6 configuration, and the roof is covered with standing seam metal, also like that of the main house. The shed extension is a treatment that is readily seen in the 19th-century vernacular landscape of the region.

Interior:

The interior of Willow Grove has a center-passage, single-pile plan and a rear service wing. The interior retains a high degree of integrity in that much of the detailing, including stair, mantels, window and door moldings, and floors are original and in excellent condition.

The central entry leads directly into the center passage with a straight-flight stair located against the north side wall. The open-stringer stair features an elegant turned newel, typical of the mid-19th century⁷, delicately turned and tapered balusters,

⁶ The 1997 addition also involved removing the original end wall of the rear ell, and extending the historic kitchen out several feet.

⁷ The stair is transitional Federal/Greek Revival in style. It no longer features an attenuated turned or square newel post typical of the Federal era,

INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Section 7 Page 4

Inventory No. M-23-115

Willow Grove

name of property

Montgomery County, MD

county and state

=====

stringer ornament and a paneled wall. The banister railing is almost fully round. Similar stair detailing, including the turned newel and round railing, can be found at Riverton (M:23-90) a nearby property built by 1848.

The passage, laid with its original random-width floors, leads either directly back to the rear service wing, up the stairs to the second floor, or through six-paneled wood doors into the parlor and dining room to either side. Both of the front rooms have fireplaces centered on their exterior end walls; that in the dining room being original and having a plain frieze board with a recessed panel, side pilasters, and a small china closet fitted into the side wall of the chimney breast. The mantel in the living room is less refined and seems out of place, though it closely resembles the mantels on the second floor. It has a wide frieze board, sturdy pilasters and a heavy mantel shelf.

All of the trim in the main wing of the house is square-edged with unadorned, and rather elemental, square corner blocks. The hardware consists mainly of metal lock boxes with the manufacturers medallion. The medallion on one of the dining room lock boxes has the date 1869 inscribed on it.⁸

The rear ell includes a service stair leading to the second floor service rooms, the original kitchen, as extended in 1997, and a "keeping room." The service stair is a steep, straight-flight stair with tongue and groove paneling, a plain square newel post, and two, 2" x 4" railings tenoned into it. The kitchen, a large open space with a brick chimney against its interior end wall, was enlarged from its original configuration during the 1997 renovation by the removal of the original west end wall. The chimney breast is brick, laid in random coursing, and features a jack-arched brick lintel over the fireplace opening. The "keeping room" located in the space between the front dining room and the rear kitchen, shares the central brick chimney with the kitchen. This room, significantly altered during the 1997 renovation, now features a fully paneled fireplace wall.

The second floor of the house has two bedrooms, bath and stair hall in the main wing and two bedrooms and a bath in the rear ell. The front bedrooms have fireplaces, located on center of their exterior walls, that feature similar wood mantels with plain, wide frieze boards and side pilasters.

pronounced moldings of later Greek examples.

⁸ This 1869 date corresponds with a \$700 increase to the fire insurance policy held on the property and may indicate a period of interior improvements.

=====

The doors on the second floor are typically six-paneled with lock boxes, and feature square-edged trim with corner blocks and interior beading.

The attic level of the house is actually a finished half-story, reached by the continuation of the main stair in all its elaborateness. From this finished space, which includes a stair landing and rooms to either side, the roof framing systems over both the main wing and rear ell are visible. The roof over the main wing consists of a system of common rafters, measuring 4-1/2" x 3" and located two-feet on center. The rafters sit atop a false board plate and are pegged at the ridge. Several rafters, which suffered fire damage, have sister rafters next to them. The roof over the rear ell consists of a series of common rafters with collar ties, rabbeted into the rafters. The rafters measure 4" x 2-3/4" and the collars, 4" x 2". The rafters sit upon a board false plate and are pegged at the ridge. All of the rafters have roman numerals inscribed on them. The roof over the rear ell appears to have been constructed at the same time as the main roof, indicating that this rear wing is an original feature of the house.

Agricultural Buildings and Domestic Outbuildings

A group of several agricultural buildings are located on the property, including a barn, a chicken house, and a spring house.

Chicken House: The chicken house/equipment shed is a long, one-story frame structure covered with a shed roof and built circa 1913. The chicken house is clad on the rear wall with vertical board walls, while the front is open. The interior is divided into a series of rooms, now used for storage. Another chicken house which was located on line with this one was dismantled and its materials used during the renovation of the house.

Barn: A large frame barn measuring 50' x 30' is located furthest from the house, beyond the chicken house. The barn is a timber frame structure set upon a concrete foundation and covered with a gable roof with a hay hood. Probably originally constructed during this century (based upon the poured concrete foundation), the barn was renovated in 1998.

Spring House: The spring house, measuring 18' x 18' is located next to the drive leading into the property. Built circa 1850³, it is

³ Based upon its measurements and its relationship to the house, the spring house appears to be the building identified as an ice house on the 1850 Mutual

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

=====

a stone structure, built into an embankment over its water source. It is covered with an overhanging gable roof with weatherboarding in the gable end. The roof is sheathed with corrugated metal, under which are wood shingles. A door in the front wall of the stone structure leads into the cool spring house.

Garage: A three-car garage, constructed using the foundation, frame and reused sheathing boards of an existing structure on the site, has just recently been completed. It is located just north of the main house, and is designed in keeping with the architectural character of the property.

Fire Insurance policy. The ice house is described as being 33 yards northwest of the dwelling and measuring 18' x 18'.

STATEMENT OF SIGNIFICANCE

Willow Grove, located at 16301 Batchellors Forest Road in Olney, MD, was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, Quaker convert and founding member of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period. Willow Grove meets Criteria A and C of the Maryland Inventory of Historic Properties and of the National Register of Historic Places.

Historic Context

The land on which Willow Grove was constructed was originally part of the extensive "Bradford's Rest" land grant patented in 1718 for Major John Bradford.¹⁰ Roger Brooke V and Philip Dennis acquired a large portion of this tract in the early 19th century.¹¹ In 1829, Philip Dennis conveyed "Part of lot 16 of the tract designated Bradford's Rest" totaling 15 acres to his son, Philip Dennis, Jr.¹²

In 1840, Roger Brooke, V, a Quaker and direct descendent of James Brooke, founder of the Sandy Spring Meeting of Friends (1753), conveyed to his son, Roger Brooke VI, 276 acres of "Bradford's Rest." Roger Brooke, VI had married Sarah Pleasants in 1835,¹³ and as a wedding gift, Roger Brooke V gave the land to his son and his new bride.¹⁴ In 1842, Roger Brooke VI purchased an additional two parcels of land totaling 45 acres from Philip Dennis, Jr, bringing

¹⁰Farquhar, Willow Grove, pg. 323.

¹¹ Roger Brooke Farquhar, in *Historic Montgomery County Maryland: Old Homes and History* (1952, 1962) states that the previous owner of the property, Philip Denis, is known to have lived on the land, and is believed to have built the house on the site. Recent research into Mutual Fire Insurance Records, however, indicates that the house was built circa 1850, under the ownership of Roger Brooke VI (signed Roger Brooke, jr.).

¹²Montgomery County Courthouse, Deed Book BS2 Folio 342

¹³Farquhar, Willow Grove, pg. 323.

¹⁴Montgomery County Courthouse, Deed Book BS 10 Folio 182

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

=====

his total land holdings in the vicinity to 321 acres.¹⁵

In March 1850, Roger Brooke, VI (named Roger Brooke, Jr. at the time), took out a fire insurance policy with the Mutual Fire Insurance Company of Montgomery County on his property, Willow Grove.¹⁶ The policy includes insurance on a dwelling house, barn, and contents of barn. The dwelling is described as "a dwelling of frame and of recent construction ... front building 44 feet by 20 feet with back building attached 28 feet by 20 feet, 3 chimneys, and 6 fireplaces."¹⁷ The policy further describes the house as having two porches, front and back; lathed and plastered throughout with the exception of the garret; and covered with cypress shingles. The house was valued at \$2,500 and insured for \$1,500.00.

The policy describes the barn as being 123 feet south of the dwelling and measuring 45 feet by 30 feet with an overjet. The total amount insured against fire, including the house, barns, and their contents was for \$2,200.

Based upon this policy, it appears that Roger Brooke VI built the house presently standing on the property around 1850, along with the barn. In 1861, following his father's death and in accordance with his will, Roger Brooke VI inherited again more land in the vicinity, including "the land on which he lives and ½ of part of Bradford's Rest on which Hazel Cashell lives."¹⁸ During the Civil War, and according to Mary Coffin Brooke's, *Memories of Eighty Years*, when General Joseph Hooke's brigade of Union soldiers were en route from their camp at Fair Hill to Rockville, the soldiers apparently stuffed their knapsacks with potatoes from "the nearby farm, Willow Grove."¹⁹ The 1865 *Martenet and Bond Map of Montgomery County* clearly shows the property with Roger Brooke's name next to it.

Roger Brooke VI and Sarah Pleasants Brooke had a family of children including six boys and three girls. Of these, two boys died before

¹⁵Montgomery County Courthouse, Deed Book BS 11 Folio 261

¹⁶ Mutual Fire Insurance Company, Policy #409.

¹⁷ This description, save for the front and rear porches, perfectly describes the dwelling today.

¹⁸Montgomery County Courthouse, Deed Book JWS 1 Folio 73

¹⁹ Barrow and Stevens, *Olney: Echoes of the Past*, 58.

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maturity. Roger Brooke VI died at the age of fifty-eight in March, 1868.²⁰ Willow Grove was inherited by Alban Brooke, the youngest son of Roger and Sarah. Alban married Sarah E. Pleasants, a cousin from Virginia and they lived at Willow Grove until 1913.²¹ Although Roger Brooke had died in 1868, the 1879 Hopkins Atlas of Montgomery County still identifies the property with his name.

During Alban and Sarah Brooke's ownership of the property, several increases to the prepared fire insurance policy were written to insure several domestic outbuildings not included in the original policy.²² The property was insured for a total of \$5,000, with the dwelling insured for \$2,250 of that total.

In February 1869, a policy change included a \$750 increase on the dwelling, a \$300 on household furniture, a \$450 increase on the barn and shed and a \$100 increase on the hay and grain in the barn. In 1879, a new policy was written by Alban and Sarah Brooke. The amount insured against fire totaled \$5,000. Finally, in 1885, the policy was re-written, but remained insured for the same amount.

In 1913, Tarlton Brooke, Alban and Sarah's son, acquired Willow Grove.²³ Tarlton Brooke was an advocate of the Charter movement for Montgomery County. He was one of the first to push this reform of the county government beginning in 1938. He served on the Charter committee until his death on election day in 1946.²⁴

During Tarlton Brooke's ownership, the farming operations at Willow Grove appear to have been focused on the poultry industry. Between 1913 and 1915, Tarlton took out another fire insurance policy, this one insuring not only the dwelling, barns and domestic outbuildings included on the previous policies, but \$100 on a hen house; \$187 on 500 chickens; \$100 on five incubators; and \$150 on 10 "Colony Houses." Based upon this insurance policy, it appears that the chicken house still standing on the property was built circa 1913.

Tarlton Brooke's widow, Eloise Pleasants Brooke lived at Willow

²⁰Farquhar, Willow Grove, pg. 323.

²¹Montgomery County Courthouse, Deed Book BS 10 Folio 182

²² Mutual Fire Insurance Company of Montgomery County, Policy # 9650; 13868; 53396; and 63624.

²³Montgomery County Courthouse, Deed Book 238 Folio 197

²⁴Farquhar, Willow Grove, pg. 324

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Grove until 1955 when she conveyed the house and the 102 acres of the land to Charles V. Little.²⁵ The following year, Charles Little sold 33 acres of the 102 acres of land to the Maryland Land and Cattle Co.,²⁶ which in turn sold it to the Archer Daniels Midland Co.²⁷

Two years later, Archer Daniels Midland Co. sold the 33 acres of land to Alan Brazee.²⁸ Mr. Brazee subdivided the land and sold a nine-acre parcel with the house intact to Mr. and Mrs Albert Lauer.²⁹

Albert Lauer was the Head Auditor of the U.S. District Court of the District of Columbia. Mr. Lauer and his family of two daughters and four sons, lived at Willow Grove for 38 years.³⁰

The current owners, Mr. John and Mrs. Kathy Lyons, have just recently completed a major renovation of and addition to Willow Grove.

²⁵Montgomery County Courthouse, Deed Book 2072 Folio 390

²⁶Montgomery County Courthouse, Deed Book 2246 Folio 74

²⁷Montgomery County Courthouse, Deed Book 2299 Folio 229

²⁸Montgomery County Courthouse, Deed Book 2500 Folio 520

²⁹Montgomery County Courthouse, Deed Book 2500 Folio 533

³⁰Farquhar, Willow Grove, pg. 324

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Piedmont

Chronological/Development Period (s): Agricultural-Industrial
Transition, 1815-1870

Prehistoric/Historic Period Theme (s):
Agriculture;
Architecture, Landscape Architecture and Community Planning

RESOURCE TYPE(S)

Category: Standing Structure

Historic Environment: Rural

Historic Function (s): Single Dwelling

Known Design Source:

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-23-115

Willow Grove

name of property

Montgomery County, MD

county and state

=====
Chain of Title:

| | |
|--------------------|--|
| 1718 | Major John Bradford patented the land tract "Bradford's Rest". (Farquhar) |
| 1821 | Roger Brooke V acquired a large tract of land which was part of Bradford's Rest. (Farquhar) |
| September 10, 1829 | Philip Dennis to Philip Dennis Jr. 15 acres. "Part of lot 16 of the tract designated Bradford's Rest." (Deed Book BS2 Folio 342) |
| April, 1835 | Roger Brooke VI married Sarah Pleasants. (Farquhar) |
| May 9, 1840 | Roger Brooke V conveys to Roger Brooke VI. "Part of Bradford's Rest. 276 acres. (Deed Book BS 10 Folio 182) |
| October 4, 1842 | Philip Dennis to Roger Brooke VI. "Two Parcels of land in Bradford's Rest. Parcel #1 = 15 acres, Parcel #2 = 30 acres." (Deed Book BS 11 Folio 261) |
| January 11, 1861 | Roger Brooke V died. (Sentinel, p.50) |
| January 8, 1861 | "Roger Brooke V devises to his son Roger Brooke VI the land on which he lives, and .5 of part of Bradford's Rest on which Hazel Cashell lives." (Deed Book JWS 1 Folio 73) |
| March, 1868 | Roger Brooke VI died. |

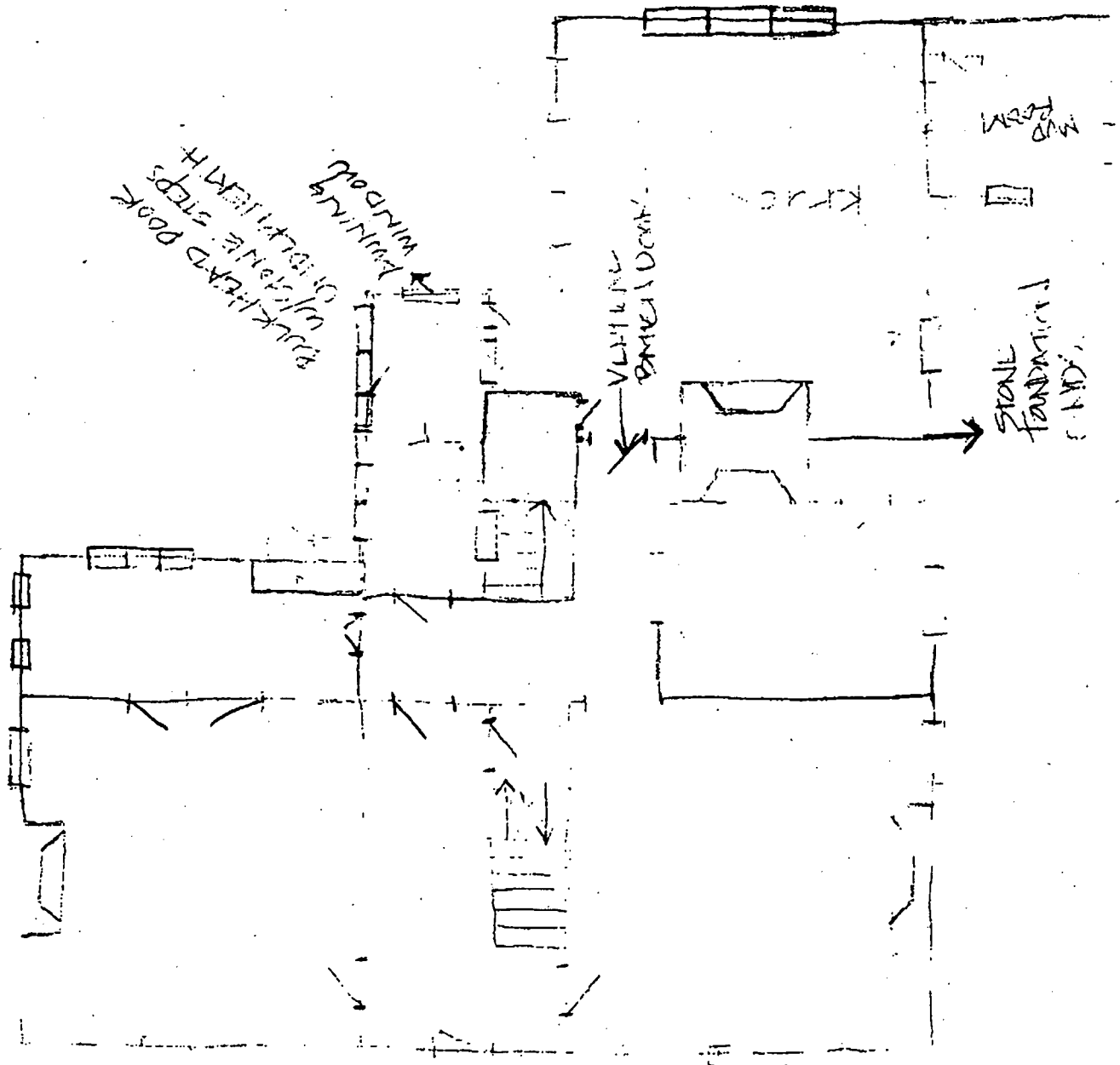
MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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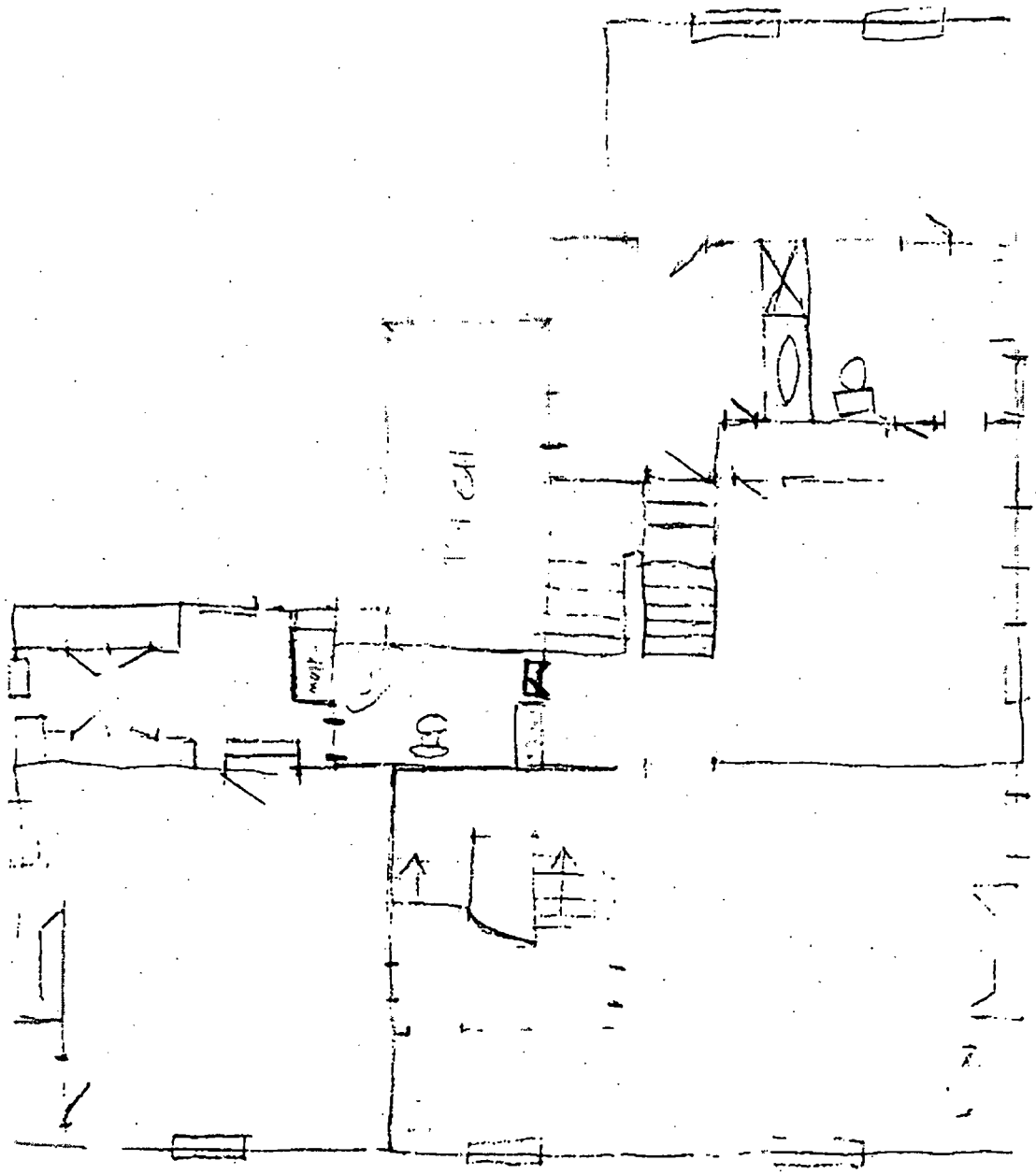
| | |
|------------------|--|
| January 14, 1873 | "Heirs of Roger Brooke VI convey to Alban Brooke." 135 acres. (Also identified as lot #1 of the division of the real estate of Roger Brooke V on May 9, 1840--Deed Book BS 10 Folio 182) |
| January 8, 1913 | Alban Brooke conveys to his son, Tarleton Brooke. 135 acres. (Deed Book 238 Folio 197) |
| July 29, 1940 | Tarleton Brooke acquires from William B. Prettyman 115 acres of land. (Deed Book 790 Folio 206) |
| June 1, 1955 | Tarleton Brooke's widow, Eloise Pleasants Brooke sells the house and property to Charles V. Little. 102.948 acres. (Deed Book 2072 Folio 390) |
| August 14, 1956 | Clifford V. Little et al convey to the Maryland Land and Cattle Co. 33 acres. (Deed Book 2246 Folio 74) |
| August 15, 1956 | Maryland Land and Cattle Co. conveys to Archer Daniels Midland Co. 33 acres. (Deed Book 2299 Folio 229) |
| June 5, 1958 | Archer Daniels Midland Co. conveys to Alan Brazee. 33 acres. (Deed Book 2500 Folio 520) |
| August 23, 1958 | Alan Brazee to Albert L. and M.S.Lauer. 8.94 acres. (Deed Book 2500 Folio 533) |
| October 17, 1996 | Albert L. Lauer to John H. and Kathy M. Lyons. 8.94 acres. (Deed Book 14438 Folio 338) |

WILLOW GROVE
1ST FLOOR



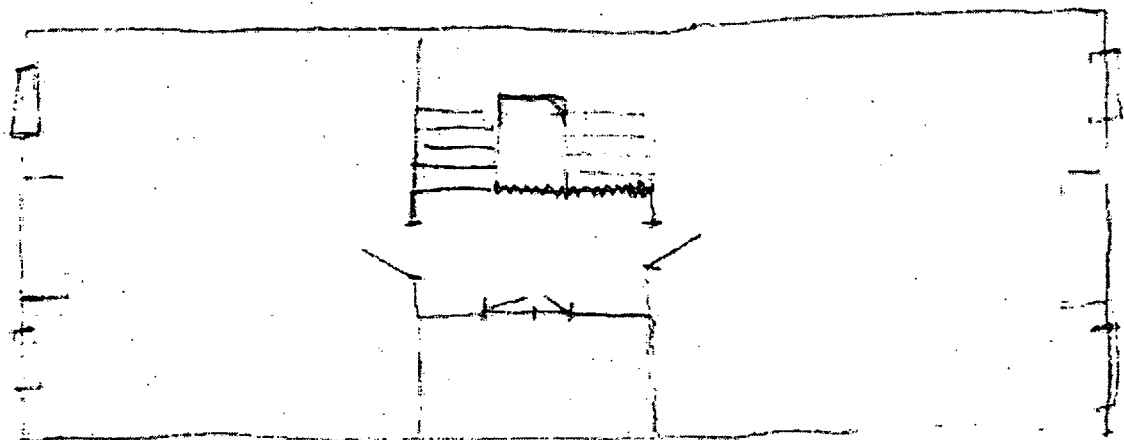
2ND FLOOR

1111
FLOOR PLAN IN ACCESSORY 11



52

3rd floor



16/A7

Property Address 16301 Batchellor's Forest Road, Olney, Montgomery County, Maryland
Owner Name/Address Albert L. and M.S. Lauer/16301 Batchellor's Forest Road, Olney, MD 20832
Year Built circa 1830

Alias is NR-A+C

Description:

Willow Grove, constructed circa 1830, with subsequent additions, was surveyed by the Maryland National Capital Park and Planning Commission (M-NCPPC) in 1975. The main house is slightly altered from its condition and appearance at the time of previous survey. The massive, external stone chimney and dormers on the west portions of the house are no longer extant.

In addition to the main house and the ruins of the outbuildings discussed in the form, the property includes four additional outbuildings. All of the buildings are located west of the main house. Two of the outbuildings are stables with a metal covered shed roof and vertical wood siding. These two outbuildings are located to the northwest and southwest from the rear of the house. A garage is located south of the stables and southwest of the main house. The garage has a metal covered shed roof and vertical wood siding. A barn is located west of the outbuildings and the house. It has a gable roof and vertical wood siding.

National Register Evaluation:

Willow Grove, constructed in several phases beginning circa 1830, is eligible for the National Register of Historic Places under Criteria A and C, as an excellent example of a nineteenth century agricultural property. While many parts of Montgomery County have experienced intense suburbanization and development in the twentieth century, the area surrounding Willow Grove has retained its agricultural character and represents a continuum of agricultural use since the early-19th century. In addition, the property is eligible under Criterion C, as an intact vernacular farm complex, including an I-house, a barn, two stables, a garage and the ruins of other outbuildings. Character defining features of the main house, such as a central, portico-covered entrance, symmetrical fenestration pattern and simple ornamentation, possess excellent integrity. Willow Grove retains good site integrity despite the reduction of its land holdings to 3.64 hectares (9 acres).

The property is not eligible under Criterion B, as it has no known association with historically significant persons. In addition, it has no known potential to yield important information, and therefore, does not meet Criterion D.

Verbal Boundary Description and Justification:

The National Register boundaries of Willow Grove follow the current property lines of 16301 Batchellor's Forest Road (Tax Map HS562, Lot/Block #P141). This 22.09 hectare (8.94 acre) parcel is bounded on the all sides by adjacent tax parcels. The boundary includes the main house, a barn, two stables, a garage and the foundations of a barn and a spring house. According to the Old Homes and History of Montgomery County, Maryland by Roger Brooke Farquar, the original property contained a part of the tract of land known as Bradfords Rest and an additional 18.21 hectares (45 acres). In 1957, the main house and the 22.09 hectare (8.94 acre) parcel was sold, while the remaining land was subdivided. The current parcel retains the rural character of the property, with more recent development not visible from the long driveway to the house.

MHT CONCURRENCE:

Eligibility recommended not recommended
Criteria A B C D Considerations A B C D E F G None
Justification for decision: _____

Reviewer, Office of Preservation Services Date

Reviewer, NR program


Date

Preparer:
P.A.C. Spero & Company
March 1996

57

MEMORANDUM

TO: Robert Hubbard
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Perry Kephart 
Historic Preservation Planner
Design, Zoning, and Preservation Division, M-NCPPC

DATE: December 12, 1996

SUBJECT: Willow Grove Farm
16301 Batchelors Forest Road
Olney, MD 20832

As per our agreement regarding determinations of substantial alteration, I am forwarding the following recommendation on Willow Grove Farm, 16301 Batchelors Forest Road, Olney.

The applicant has met with Gwen Marcus Wright and myself regarding the proposed addition to the residence. The proposal is to build a two-story rear addition to the rear wing of the house with a lean-to mud room projecting from the right side of the addition. The addition will be sided with rough cut painted clapboard and is to have double-glazed window units.

The proposal **would not** constitute inappropriate substantial alteration, and the permit may be released without further review by this office.

Should you have any question, please do not hesitate to contact me at 495-4570.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--|---|-----------------------|-------------|
| Address: | 16301 Batchellors Forest Road, Olney | Meeting Date: | 5/08/2013 |
| Resource: | <i>Master Plan</i> Site #23/115 Willow Grove | Report Date: | 5/1/2013 |
| Applicant: | John and Kathy Lyons | Public Notice: | 4/24/2013 |
| Review: | HAWP | Tax Credit: | Partial |
| Case Number: | 36/02-13F | Staff: | Josh Silver |
| PROPOSAL: Alterations to accessory structure (chicken coop) | | | |

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated *Master Plan* Site
STYLE: Federal/Greek Revival (house)
DATE: c1850

A detailed architectural description for the house and chicken coop can be found on pages **26-47** of the staff report.

Chicken Coop

The subject building is a 1 story, 8-bay, wood framed chicken coop measuring, 20' wide x 160' long and sited in an agricultural setting that includes several original accessory structures in addition to the main house. The building currently is in varying states of disrepair. Staff conducted a site visit in late 2012 and observed evidence of deteriorated structural components and both original and non-original building materials throughout the interior and exterior of the building. The existing siding is a combination of vertical wood boards, tar paper and rolled roofing materials. The building foundation is a combination of concrete and stone. The building is sheathed in a 5V-crimp metal roof. Sections of the building's north wall have large trees growing within very close proximity which pose an immediate threat to building.

BACKGROUND:

The HPC held a preliminary consultation at their January 9, 2013 meeting for alterations and partial rehabilitation to an existing accessory structure at the subject property. The HPC supported the applicant's proposal to reuse the existing building and the associated alterations. The HPC stated two main points that the applicants should consider before submitting a Historic Area Work Permit application:

- A single window material (clad exterior or all wood) was recommended for consistency throughout the building.

- A more contemporary detailing was recommended for additional differentiation between the existing and new roof and wall sections. (Full HPC meeting transcript on pages 48-69)

PROPOSAL:

The proposed work scope includes modifications to the chicken coop to create a new guest house, art studio, exercise space and storage area. To accommodate the proposed building uses the applicants seek to raise sections of the roof along the north elevation to create a code compliant interior head height. Currently, the highest point of the interior along the north elevation is approximately 5'2" high. The proposed modification raises the interior head height to approximately 7'6" high. An internal/external masonry chimney with reverse-shed roof is proposed along the north wall which increases the roof height of the structure. Several existing trees along the north wall are proposed for removal due to their close proximity to the building. Removal of the trees is required to prevent further damage to the building.

The proposed materials include vertical 12" pine board siding, exterior clad (aluminum) wooden windows, fieldstone clad chimney, concrete foundation walls and interior slab, and 5V-crimp metal roofing. A flat irregular fieldstone patio is proposed at the south elevation.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction to *Master Plan Sites* several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff finds the proposal as being consistent with Chapter 24A-8(b) (1) & (2) and the *Standards*.

The applicant's revised proposal responds to the general feedback they received from the HPC at the preliminary consultation hearing. The revised design includes the installation of aluminum clad exterior wooden windows at all locations for consistency throughout the structure versus the original proposal that included both clad exterior and wooden interior/exterior windows.

Staff supports the proposed reuse concept for the building. As described in the proposal section of the staff report the building is in varying stages of deterioration and contains a combination of both original and non-original materials along with trees located in close proximity which poses an immediate threat to the foundation of the north elevation.

The proposal will stabilize the building, provide an opportunity to perform long needed repairs and rehabilitate select features and introduce new features and spaces that are sensitive to the historic character of the property. The proposal introduces a new use that requires minimal change to the building's distinctive materials, features, spaces, and spatial relationships. The proposed work does not increase the footprint of the building and preserves the basic rectilinear building form. Importantly the south elevation,

which defines the agricultural and utilitarian aspects of the property, would remain relatively unimpaired both visually and physically. The installation of windows and sliding doors in existing and enlarged openings along the south elevation would have negligible impact on the building and how a person experiences this area of the property. In contrast, the north elevation, which is effectively the rear of the building, creates an experience that is more suitable to the building's new use without compromising the integrity of the environmental setting.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b) (1) & (2);

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the *Secretary of the Interior's Standards for Rehabilitation* identified above;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.

HAWP



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mbooz@michebooz.com Contact Person: Miche Booz
 Tax Account No.: 00711862 Daytime Phone No.: 301-774-6911
 Name of Property Owner: John & Kathy Lyons Daytime Phone No.: 240-381-5310
 Address: 16301 Batchellors Forest Rd Olney, MD 20832
Street Number City Street Zip Code
 Contractor: N/A Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE
 House Number: 16301 Street: Batchellors Forest Rd.
 Town/City: Olney, MD Nearest Cross Street: Georgia Avenue
 Lot: _____ Block: _____ Subdivision: 0501
 Map HS52 Grid 0000 Parcel P141
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|---|---|--|--|---|---|---|-------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input checked="" type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>Patio</u> | | | |

1B. Construction cost estimate: \$ \$300,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

On party line/property line Entirely on land of owner On public right of way/easement

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

M. Booz _____ 4.16.13
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 6031929 Date Filed: 4/17/13 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

5

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See attachment.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See attachment.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Written Description of Projecta. Description of existing structure.**Willow Grove Description***(From MHT Inventory)*

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Batchellors Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival style dwelling from the period. Willow Grove meets Criteria A and c of the Maryland Inventory of Historic Properties and the National Register of Historic Places.

Attachments:

- Olney-SS-Goshen Area Historic Resources
- Summer 1989 Locational Atlas Historical Survey
- MHT Inventory of Willow Grove
- March 1996 MHT Inventory Addendum for ICC Project
- 12-12-1996 Kephart Memo re: Willow Grove Farm

Chicken Coop Description*(From MHT Inventory)*

Chicken House: The chicken house/equipment shed is a long, one story frame structure covered with a shed roof and built circa 1913. The chicken house is clad on the rear wall with vertical board walls, while the front is open. The interior is divided into a series of rooms, now used for storage. Another chicken house, which was located nearby this one, was dismantled and its materials used during the renovation of the house.

(From Miche Booz Architect)

The existing 20' x 160' one-story eight-bay wood frame chicken coop is in an agricultural setting and is in varying stages of disrepair. The siding is an ad-hoc combination of vertical wood boards, tarpaper, and roll roofing. Foundations are concrete - the north foundation wall is collapsing. Roofing is metal 5V-crimp. Some trees growing in dangerous proximity to foundation walls on the north wall have been removed. Exposed wood frame comprises the wall and roof structure. Floors are wood on rotted wood joists as well as deteriorating slabs

b. General description of project.

Modifications to the chicken coop include a new guesthouse use (as allowed by zoning), exercise space and storage. One bay will remain as chicken coop use. Massing will be altered for five of the eight bays including raised rooflines and new reverse-shed roof and chimney. The last three bays on the west end of the coop will retain the original roofline walls and slabs. The damaged structure there will be repaired. The entire structure will be re-sided and re-roofed.

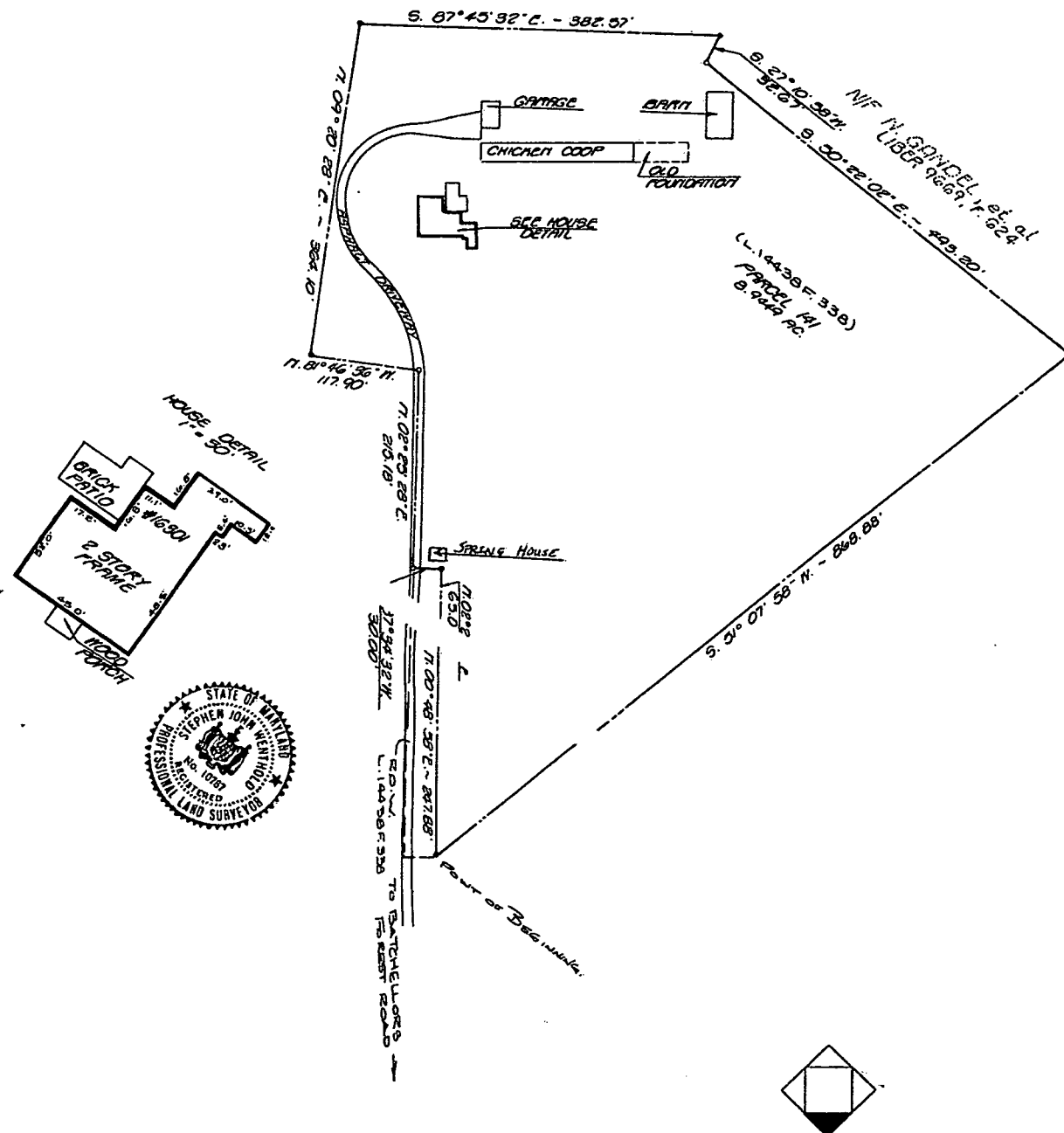
Materials will be vertical 12" pine board siding, clad wood double hung windows, fieldstone clad chimney, new concrete foundation walls and interior slab, flat irregular fieldstone patio, and 5V-crimp metal roof.

The new guesthouse portion of the chicken coop will occupy the east five bays. The construction will require dismantling of the frame portion of this section of the coop and new north concrete foundation wall. This reclaimed siding and wood framing will be re-used in the interior of the new guesthouse.



South Elevation, Willow Grove Chicken Coop

Site Plan



Shade portion to indicate North

John & Kathy Lyons
 Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page: __

MICHE BOOZ

ARCHITECT

208/Market St
Baltimore 20833
(301)774 6911
fax: 774 1908

Project:

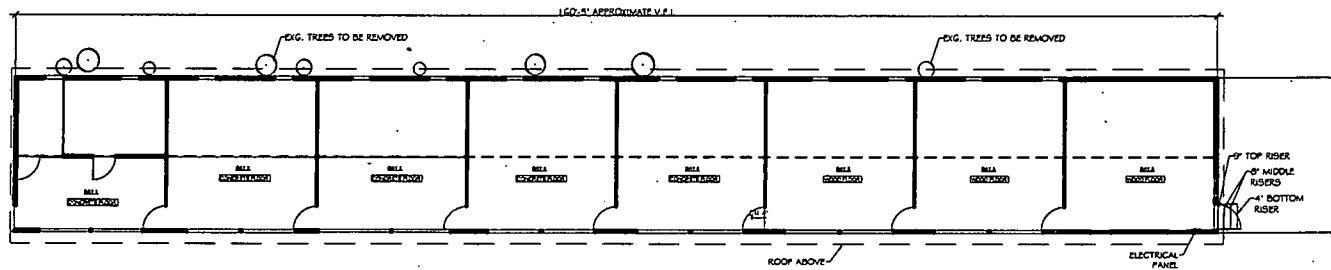
WILLOW GROVE

16301 BATCHELORS FOREST
ROAD, OLNEY MD, 20832.
MONTGOMERY COUNTY.

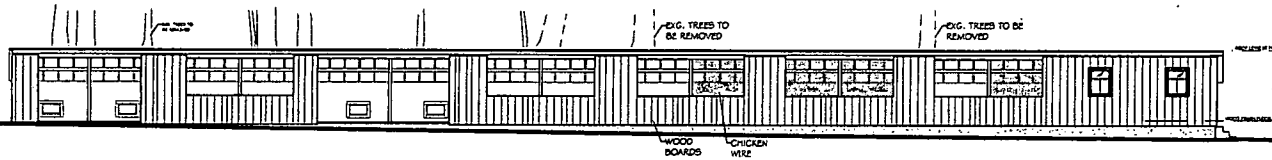
Drawings:

Dates:

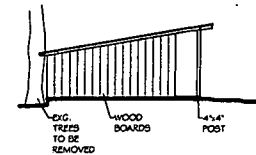
04.17.2013



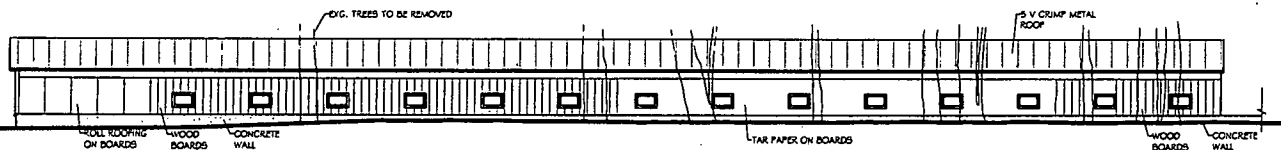
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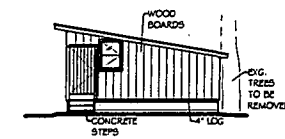
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3 EXG. WEST ELEV.
SCALE: 1/16" = 1'-0"

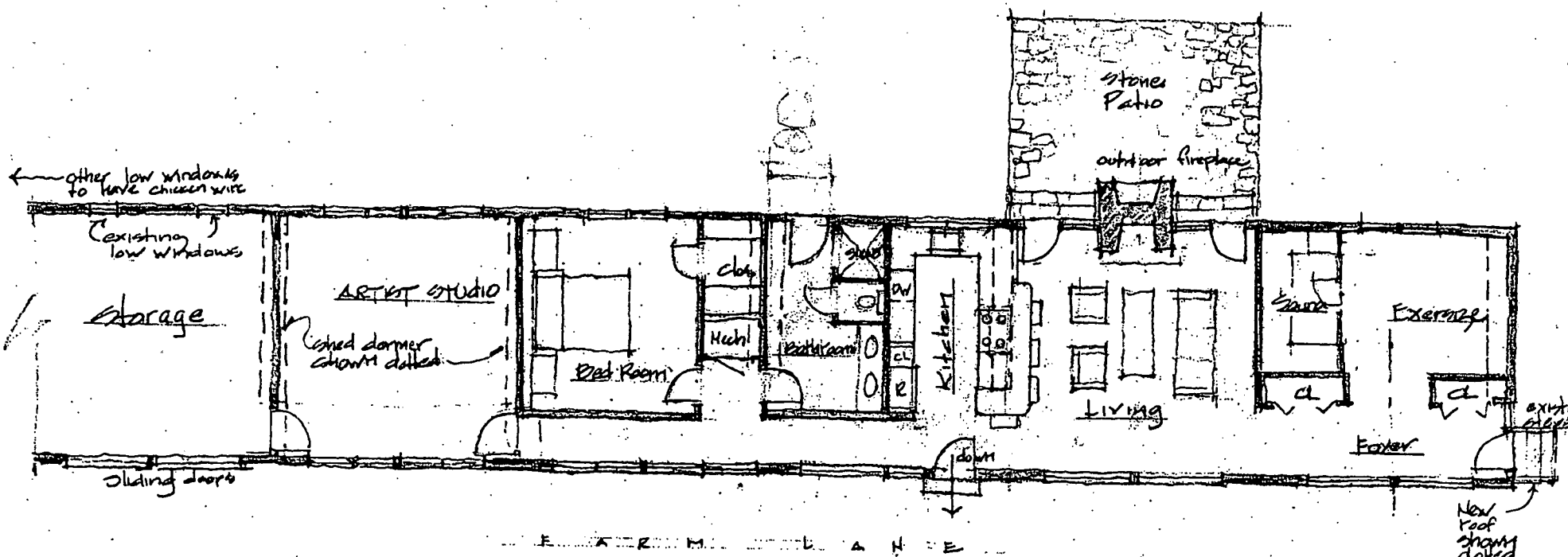


4 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



5 EXG. EAST ELEV.
SCALE: 1/16" = 1'-0"

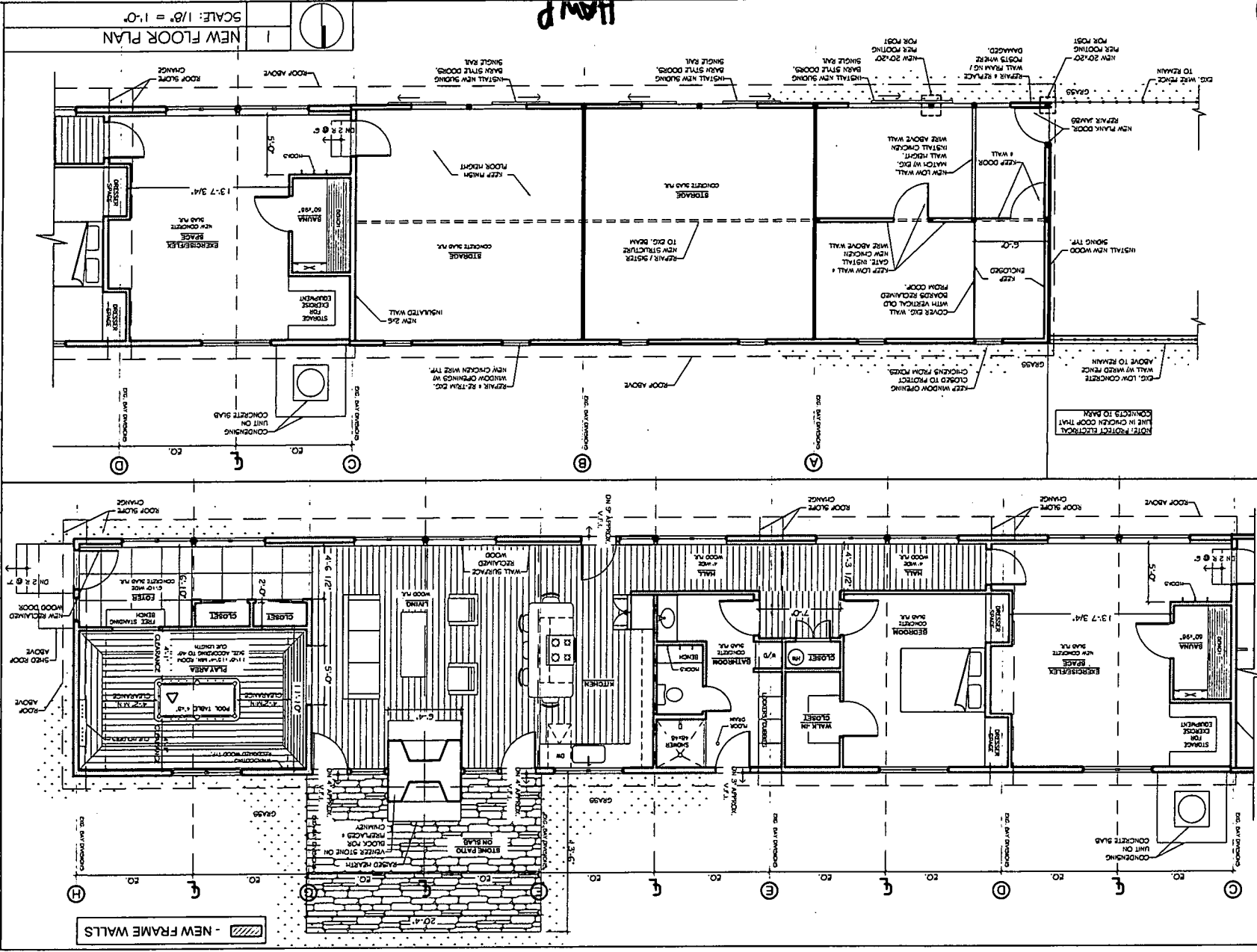
EXISTING ELEVATION AND
FLOOR PLAN



FIRST FL. PLAN
 1/8" = 1'-0"

PRELIMINARY CONSULTATION PROPOSAL

PROPOSED FLOOR PLAN
 HAND P



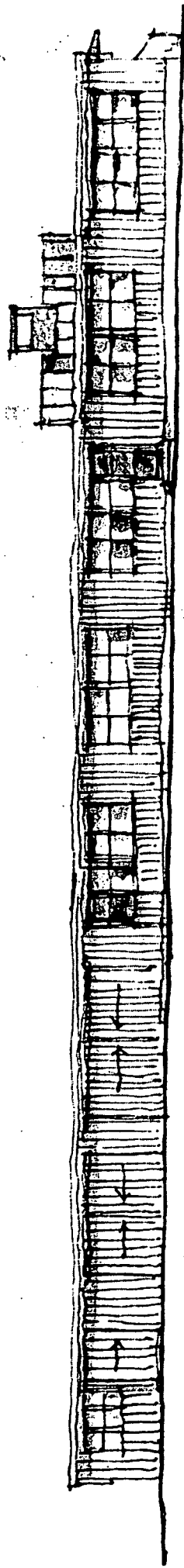
NEW FLOOR PLAN
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Dates: 04.17.2013

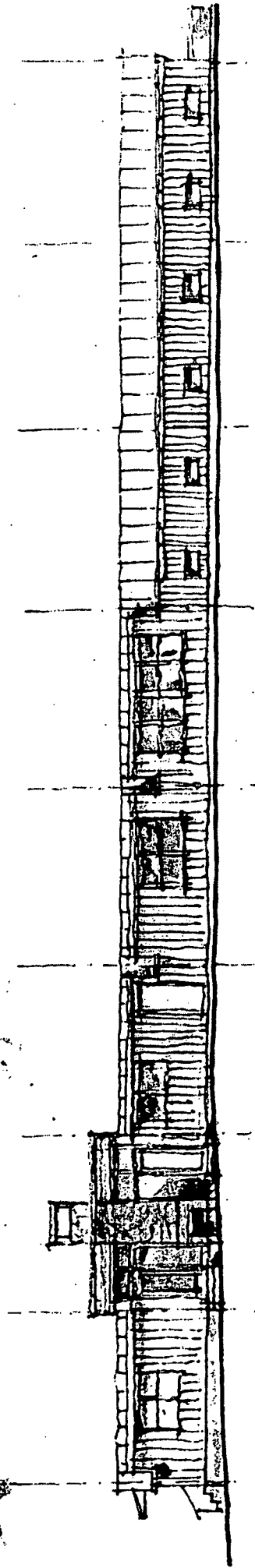
Drawings:

Project: 18301 BATCHELORS FOREST
 ROAD, OLNEY MD, 20832
 MONTGOMERY COUNTY.

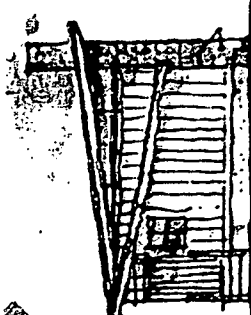
MICHE BOOZ ARCHITECT
 209 Market St
 Bryn Mawr
 Philadelphia 19010
 (215) 774 6911
 (610) 774 6911
 Fax: 774 1908



South Elevation



North Elevation



East Elevation

PRELIMINARY CONSULTATION PROPOSAL

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Brykenville
Maryland 20833
(301)774-6911
fax: 774-1908

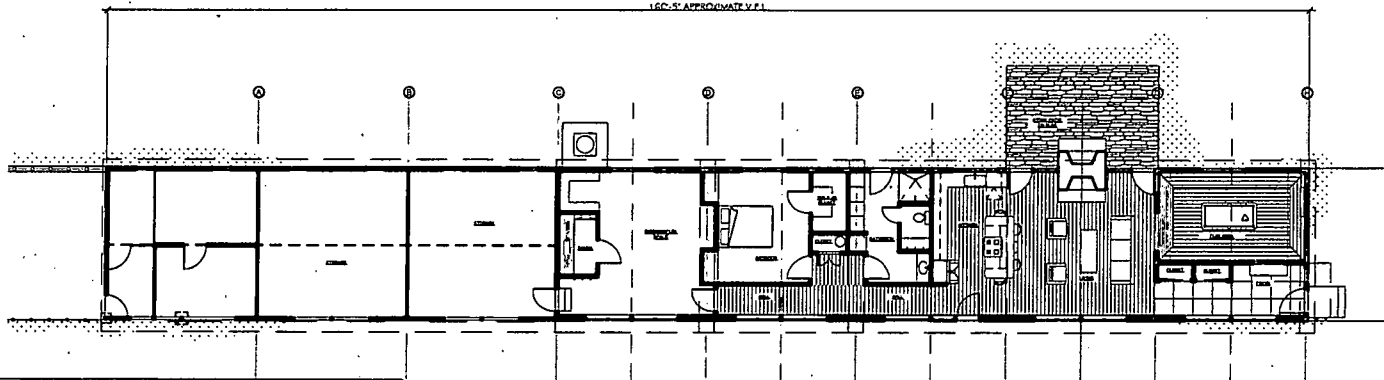
Project:

WILLOW GROVE

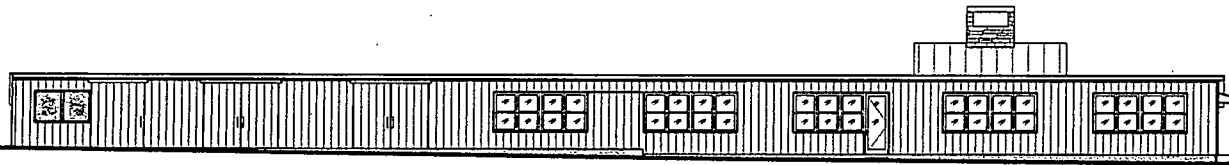
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ROAD, OLNEY MD, 20832.
MONTGOMERY COUNTY.

Drawings:

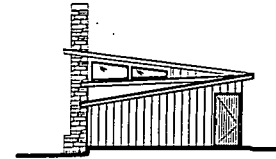
Dates:
04.17.2013



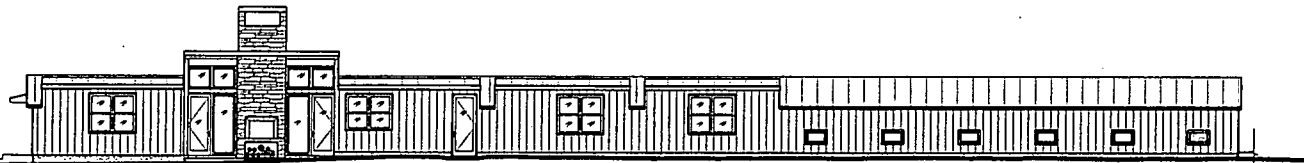
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2 NEW SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 NEW WEST ELEV.
SCALE: 1/16" = 1'-0"



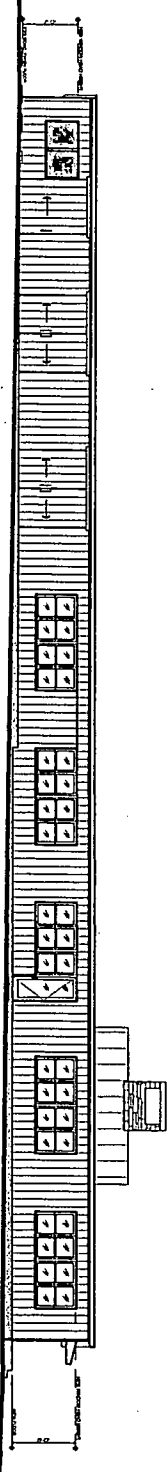
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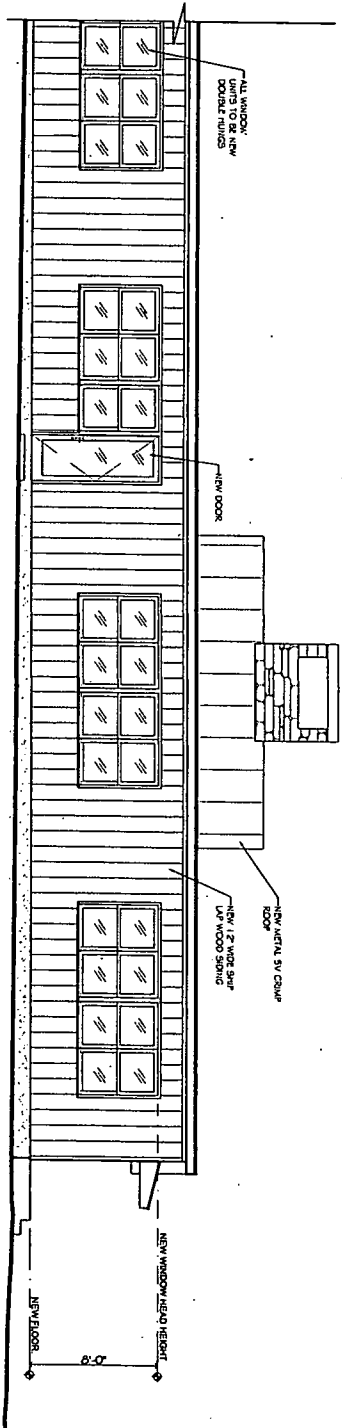
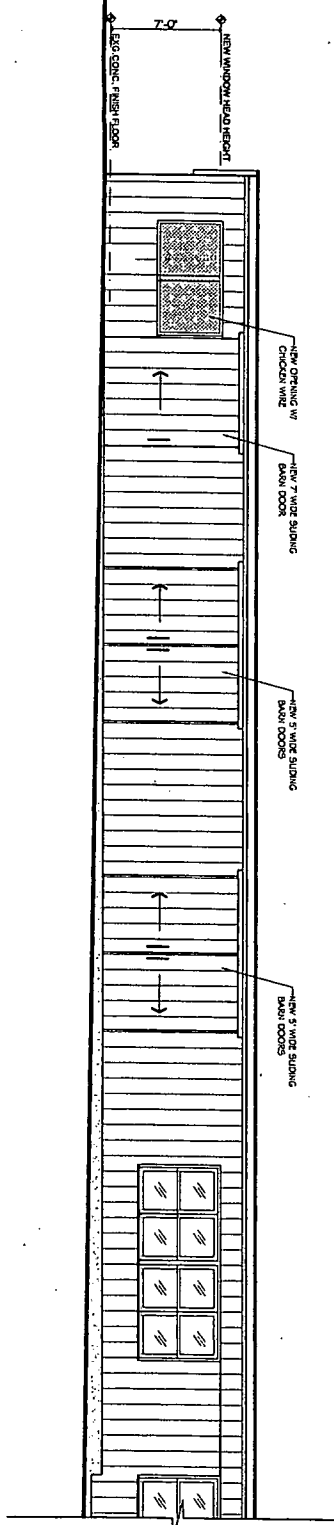
5 NEW EAST ELEV.
SCALE: 1/16" = 1'-0"

HAWP
PROPOSED ELEVATIONS

5



SCALE: 1/16" = 1'-0"



MICHE BOOZ
 ARCHITECT
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 BETHESDA, MD 20813
 (301) 774-8911
 Fax: 774-8908

Project:
WILLOW GROVE

18801 BATCHELORS FOREST
 ROAD, OLNEY MD, 28832
 MONTGOMERY COUNTY.

Drawings:

Dates:
 04.17.2013

1 NEW SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

HAMP
PROPOSED ELEVATIONS

MICHE BOOZ

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Maryland 20833
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fax: 774-1908

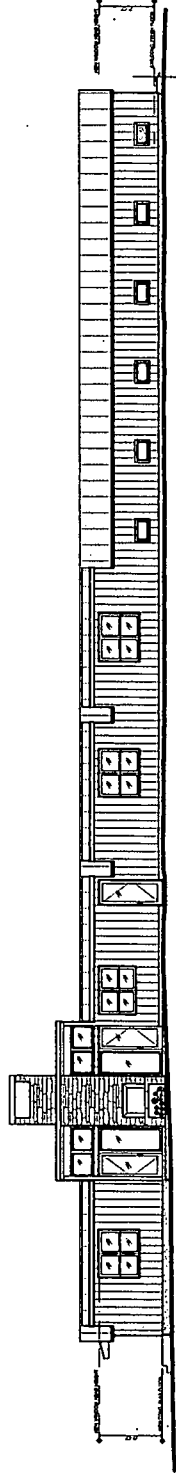
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WILLOW GROVE

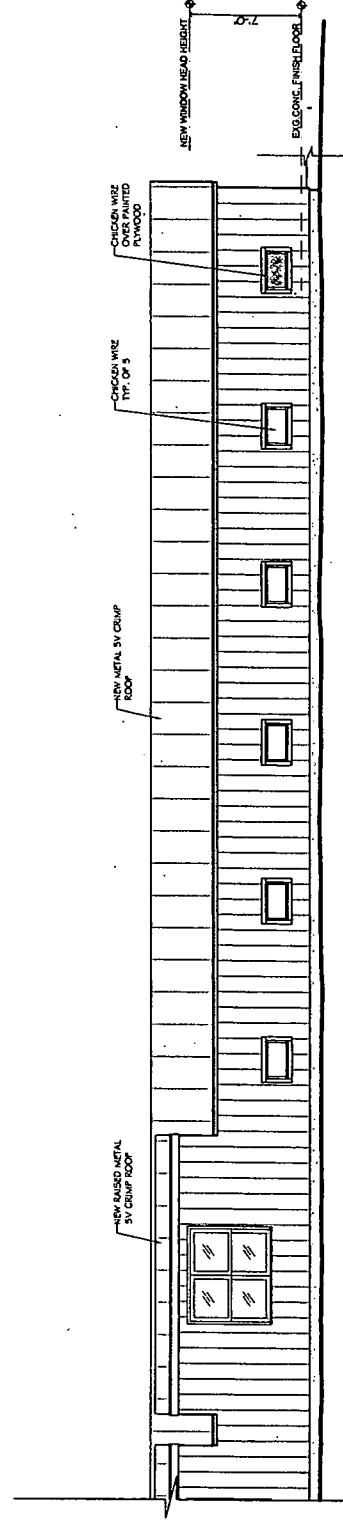
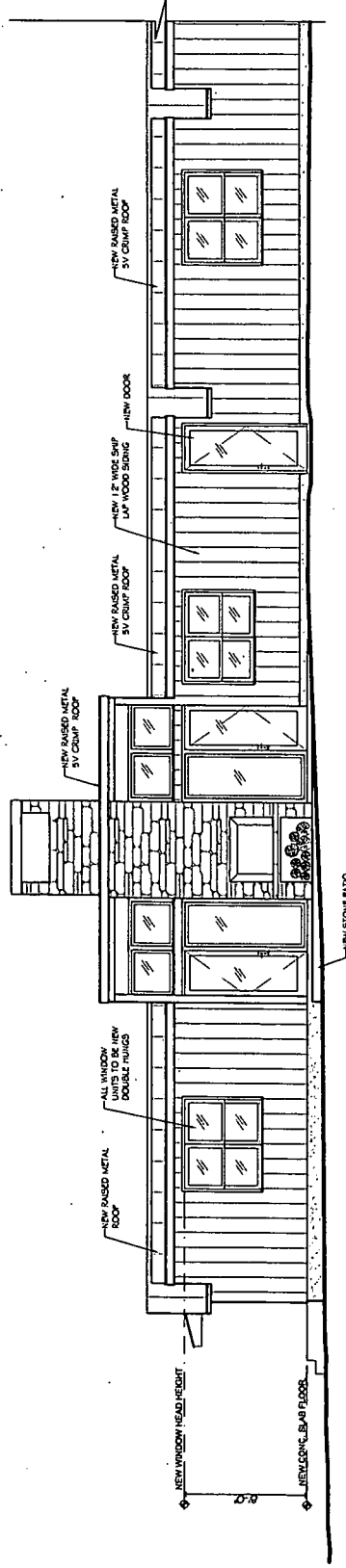
1601 BATCHELORS FOREST
ROAD, OLNEY MD, 20832.
MONTGOMERY COUNTY.

Drawings:

Dates:
04.17.2013



SCALE: 1/16" = 1'-0"



1 NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"

HAWP
PROPOSED ELEVATION S

MICHE BOOZ

ARCHITECT

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Brykewille
Maryland 20833
(301)774-6911
fax: 774-1908

Project:

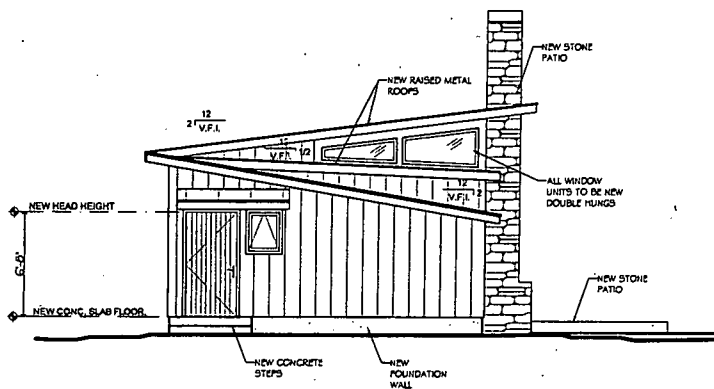
WILLOW GROVE

16301 BATCHELLORS FOREST
ROAD, OLNEY MD, 20832
MONTGOMERY COUNTY.

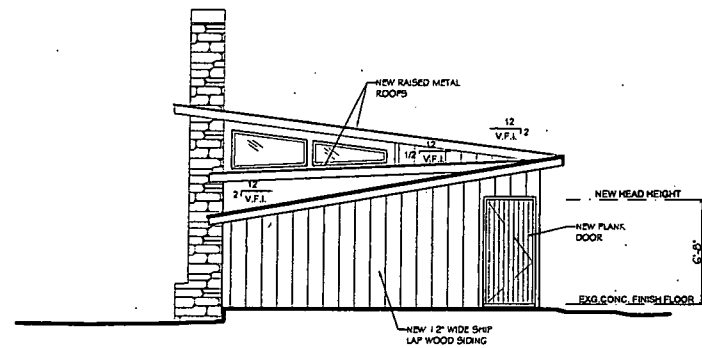
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Dates:

04.17.2013



| | |
|---------------------|--------------------|
| 1 | NEW EAST ELEVATION |
| SCALE: 1/8" = 1'-0" | |



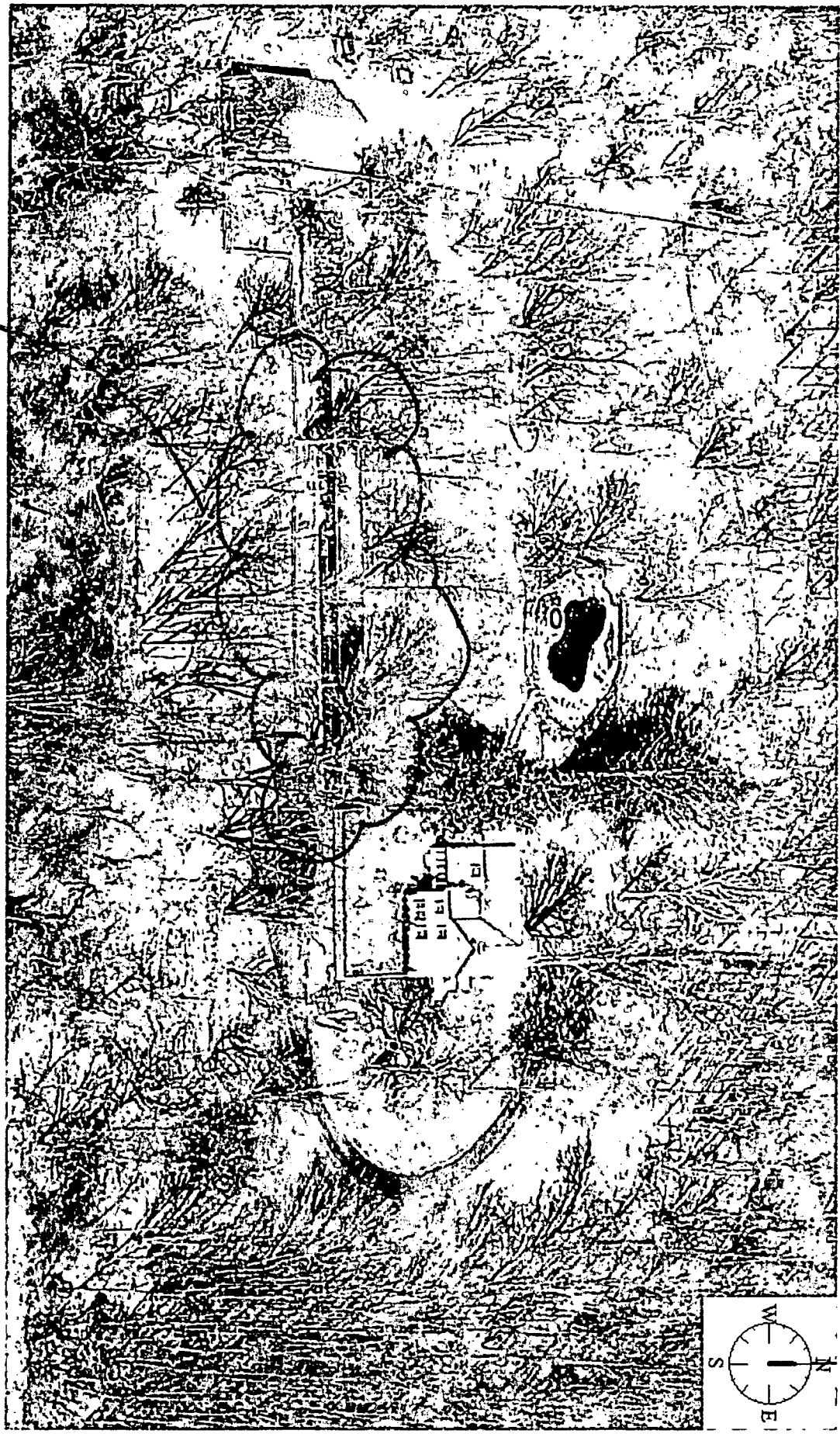
| | |
|---------------------|--------------------|
| 2 | NEW WEST ELEVATION |
| SCALE: 1/8" = 1'-0" | |

HAND
PROPOSED ELEVATIONS

8/1

(61)

CHICKEN COOP



Existing Property Condition Photographs (duplicate as needed)



Detail: Interior view, looking west.



Detail: Interior views looking east and southwest, respectively.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page:___

Existing Property Condition Photographs (duplicate as needed)



Detail: View of north elevation, looking east.



Detail: View of north elevation, at west end chicken coop.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: View of east elevation.



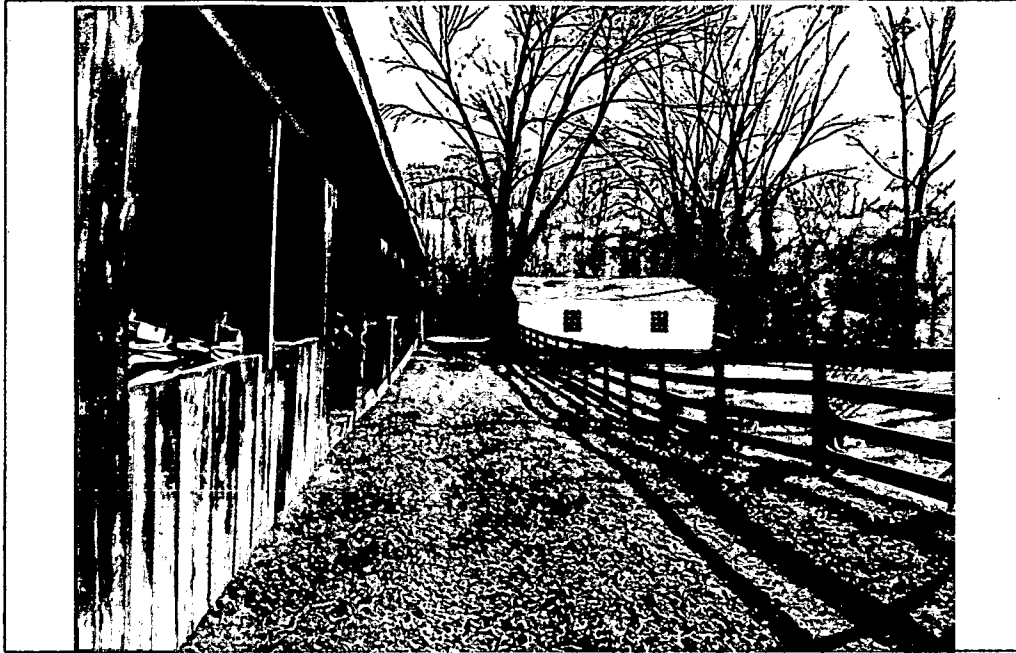
Detail: View of west elevation.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

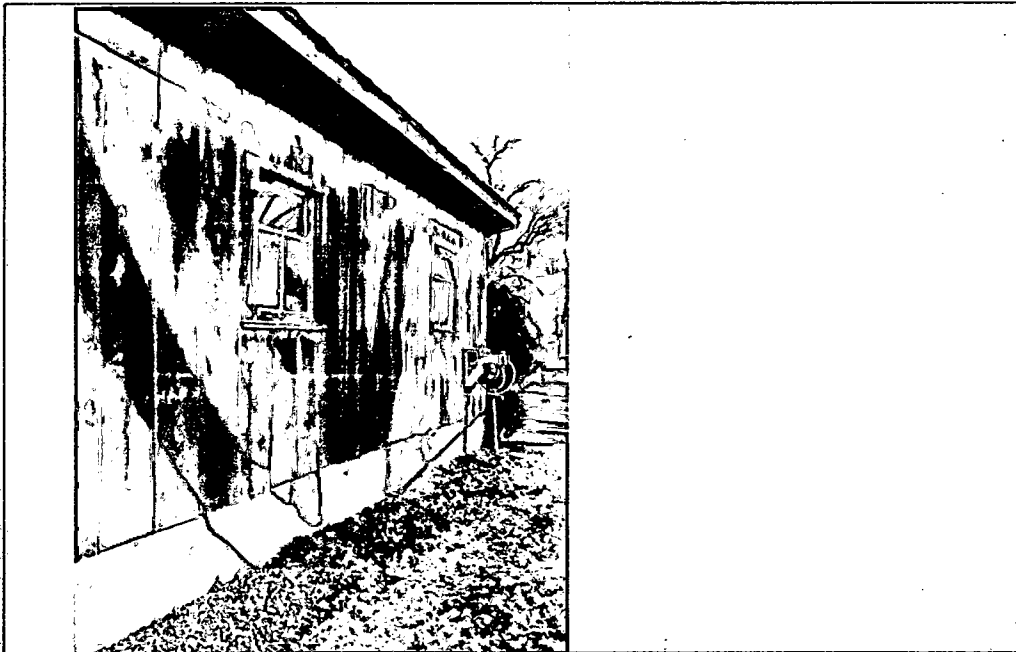
Page:___

62

Existing Property Condition Photographs (duplicate as needed)



Detail: View of south elevation, looking east.



Detail: View of south elevation, looking east.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: View of south elevation, looking west toward barns.



Detail: View of south elevation, looking west.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page:

Existing Property Condition Photographs (duplicate as needed)



Detail: View of manor house.



Detail: View of barns.

John & Kathy Lyons
Applicant: Willow Grove Chicken Coop, 16301 Batchellors Forest Rd, Olney Md.

Page:

**PUBLIC HEARING
(PRELIMINARY) DRAFT**

**AMENDMENT TO THE APPROVED AND ADOPTED
MASTER PLAN FOR HISTORIC PRESERVATION IN
MONTGOMERY COUNTY, MARYLAND**

OLNEY-SANDY SPRING-GOSHEN AREA HISTORIC RESOURCES

An amendment to the Master Plan for Historic Preservation; being also an amendment to the Olney Master Plan (1980), the Sandy Spring/Ashton Master Plan (1998), and the Preservation of Agriculture and Rural Open Space Plan (1980); and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
May 2001

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)

Approved By:

THE MONTGOMERY COUNTY COUNCIL
(Date to be established)

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THE AMENDMENT

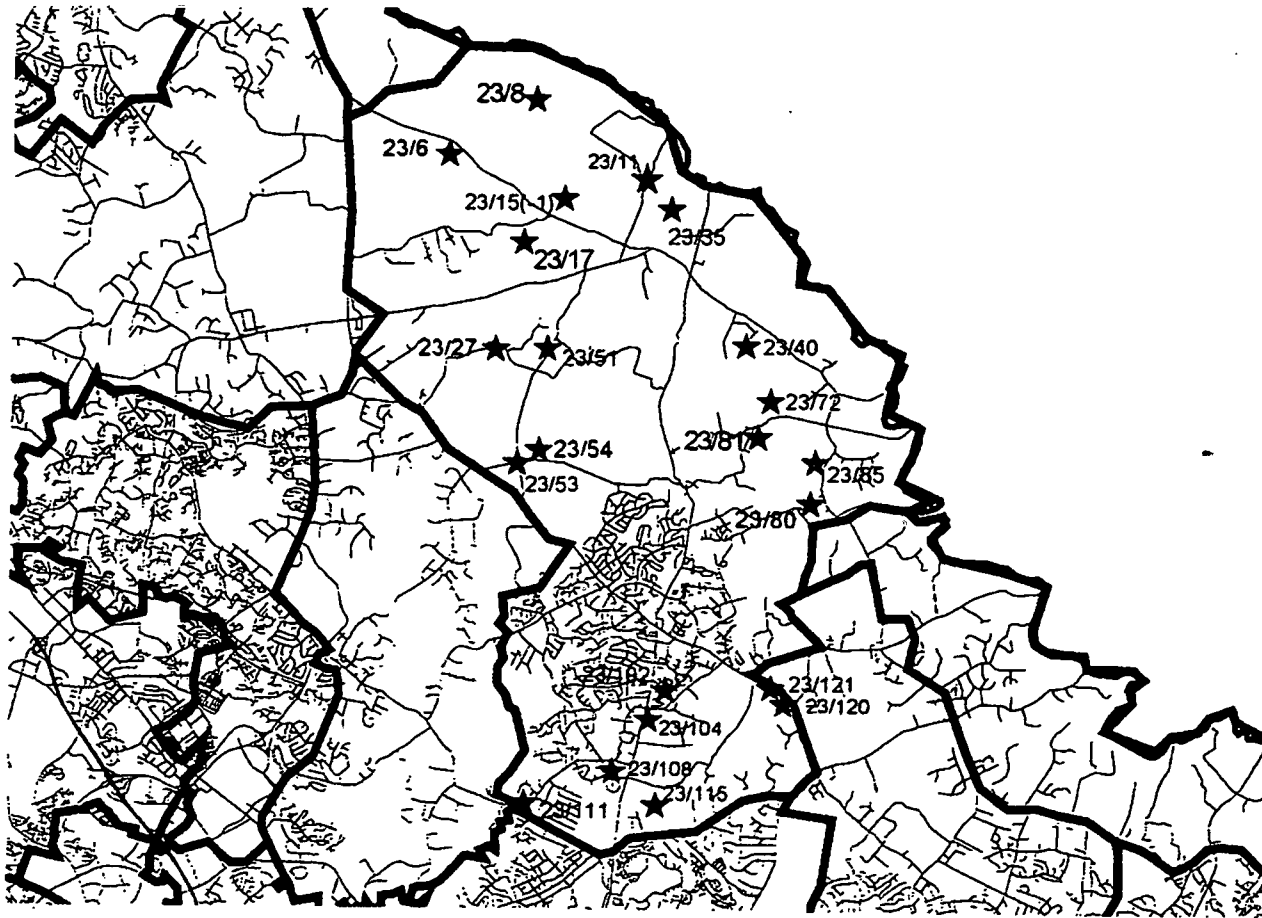
The purpose of this amendment is to consider the designation of historic resources in the Olney-Sandy Spring-Goshen Area. The amendment recommends designation of 32 individual historic sites. If designated on the *Master Plan for Historic Preservation*, these resources would be protected under the County's *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code. In addition this amendment removes from the *Locational Atlas and Index of Historic Sites* other resources located in the Olney-Sandy Spring-Goshen Area as listed on pages 40 and 41.

Individual Resources Recommended for Master Plan Designation

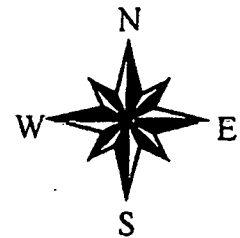
| <u>Site Number</u> | <u>Site Name and Address</u> |
|--------------------|--|
| 23/6 | Samuel O. Dorsey House, 5701 Damascus Road |
| 23/8 | Howard House Cemetery, Elton Farm Road, west side |
| 23/11 | Howard Chapel Cemetery, Howard Chapel and Elton Farm Roads |
| 23/15 | Griffith-Hutton House (Tusculum), 4609 Damascus Road |
| 23/15-1 | Freeman Barns at Sundown Farm, 4601 Damascus Road |
| 23/17 | Edgehill, 4920 Griffith Road |
| 23/27 | Samuel Riggs Farm, 5310 Riggs Road |
| 23/35 | Gaither Farm/Rolling Acres, 3111 Mt Carmel Cemetery Road |
| 23/37 and 38 | Village of Triadelphia and Cemetery, South of Triadelphia Road |
| 23/40 | Elisha Riggs House, New Hampshire Avenue |
| 23/51 | Clover Hill, 21310 Zion Road |
| 23/53 | Mt. Zion School, South west corner of Mt. Zion and Brookeville Roads |
| 23/54 | Bon Secours, 4901 Brookeville Road |
| 23/72 | Prospect Hill, 1811 Brighton Road |
| 23/81 | Landgate Holland Farm, 2030 Brighton Dam Road |
| 23/85 | Fairfield, 20010 New Hampshire Avenue |
| 23/90 | Riverton, 1201 Gold Mine Road |
| 23/102 | Olney Manor Farm, 17510 Prince Phillip Drive |
| 23/104 | Berry - Mackall House, 17017 Georgia Avenue |
| 23/108 | Brooke Manor, 16300 Georgia Avenue |
| 23/111 | Nathan Shaw House / Muncaster Miller's House, 15910 Emory Lane |
| 23/115 | Willow Grove, 16301 Batchelor's Forest Road |
| 23/120 | Thomas Moore House, 17214 Dr. Bird Road |
| 23/121 | Dr. Bird House, 17420 Dr. Bird Road |
| 23/148 | Brookeville Woolen Mill Worker's House, 20529 Riggs Hill Way |

28/63 Bloomfield, 18000 Bentley Road
28/64 Oakleigh, 18010 Bentley Road
28/65 Cloverly, 321 Olney-Sandy Spring Road
28/66 Odd Fellows Hall, 1310 Olney-Sandy Spring Road
14/55 Avalon Farm, 9400 Huntmaster Road
14/63 Dorsey/Warfield House, 7901 Warfield Road

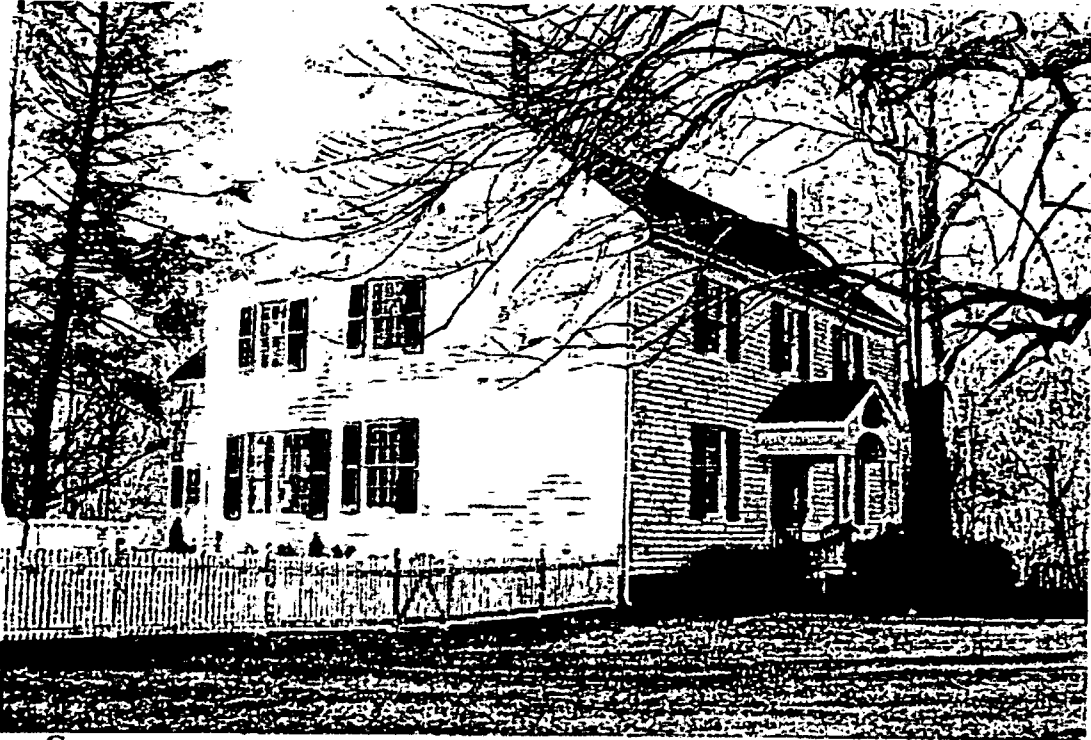
Map 1 - Olney and Vicinity - Location Map for resources considered



- ★ Individual Resources
- Streets
- County Boundary
- Planning Areas



Olney Area Resources



Willow Grove.
16301 Batchellor's Forest Road
#23/115

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located off of Bachellor's Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period.

CRITERIA: 1A, 1C, 2A

ZONING: RE2

1989 Locational Atlas

LOCATIONAL ATLAS HISTORICAL SURVEY OF 400 RESOURCES
SURVEY FORM
ROBINSON & ASSOCIATES, SUMMER 1989

PRINCIPAL BUILDING

OUTBUILDINGS:

X YES NO

HISTORIC NAME: Willow Grove

COMMON NAME:

ADDRESS: 16301 Batchelor's Forest Road

SITE NUMBER: 23/115 ATLAS MAP: 16 ATLAS COORDINATES: H-7 TAX MAP: HS 562

| | EXCELLENT | VERY GOOD | FAIR | POOR | N/A | UNKNOWN |
|----------------------------|-----------|-----------|------|------|-----|---------|
| INTEGRITY* | X | | | | | |
| ARCHITECTURAL SIGNIFICANCE | | X | | | | |
| ASSOCIATIVE HISTORY | | X | | | | |

Resource is: demolished could not locate
threatened, explain:

ASSIGNED CATEGORY: I II (III) IV V VI
(See reverse side for explanation.)

NOTES: According to the owner, the flat-roofed portion of the house at the rear is the oldest section of the house. This three-bay house has an original/early rear ell and a hood-type portico supported by turned columns. Also on the property are a stone springhouse, a chicken coop, and the ruins of a stone barn.

*Integrity is defined as the maintenance of original features and/or lack of substantial alteration to the resource.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

| COMMON: | | | |
|---|--|---|--|
| AND/OR HISTORIC: Willow Grove | | | |
| LOCATION: STREET AND NUMBER: 16301 Batchelor's Forest Road | | | |
| CITY OR TOWN: Olney | | | |
| STATE: Maryland | | COUNTY: Montgomery | |
| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
| <input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum | <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ |
| OWNER OF PROPERTY: OWNER'S NAME: A.L. Lauer | | | |
| STREET AND NUMBER: 16301 Batchelor's Forest Road | | | |
| CITY OR TOWN: Olney | | STATE: Maryland | |
| LOCATION OF LEGAL DESCRIPTION: COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse | | | |
| STREET AND NUMBER: | | | |
| CITY OR TOWN: Rockville | | STATE: Maryland | |
| Title Reference of Current Deed (Book & Pg. #): | | | |
| REFERENCES IN EXISTING SURVEYS: TITLE OF SURVEY: | | | |
| DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local | | | |
| DEPOSITORY FOR SURVEY RECORDS: | | | |
| STREET AND NUMBER: | | | |
| CITY OR TOWN: | | STATE: | |

10. BIBLIOGRAPHICAL REFERENCES

Farquhar, R.B. OLD HOMES AND HOUSES OF MONT. CO., MD.
1962, pp.322-324.

11. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | OR | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-----------------------|-----------------------|-----------------------|---|-----------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| NW | Degree Minute Seconds | Degree Minute Seconds | Degree Minute Seconds | Degree Minute Seconds | | |
| NE | ° . ' . " | ° . ' . " | ° . ' . " | ° . ' . " | | |
| SE | ° . ' . " | ° . ' . " | ° . ' . " | ° . ' . " | | |
| SW | ° . ' . " | ° . ' . " | ° . ' . " | ° . ' . " | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

SEE INSTRUCTIONS

12. FORM PREPARED BY

NAME AND TITLE: Michael F. Dwyer, Senior Park Historian

ORGANIZATION: M-NCEPC DATE: 8/12/75

STREET AND NUMBER: 8787 Georgia Ave.

CITY OR TOWN: Silver Spring STATE: Maryland

13. State Liaison Officer Review: (Office Use Only)

Significance of this property is:
National State Local

Signature _____

| | |
|--|---|
| DESCRIPTION | |
| CONDITION | (Check One) |
| | <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed |
| | <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">(Check One)</div> <div style="text-align: center;">(Check One)</div> </div> <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Unaltered <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site |
| DESCRIBE THE PRESENT & /OR ORIGINAL (If known) PHYSICAL APPEARANCE | |
| <p>The house is built in two parts. It is a good example of the vernacular "Quaker style" (i.e.-clean, pleasing lines, but not ostentatious.) The main (east) facade is of three bays, with a central doorway. The door itself features a fanlight-transom and sidelights, and is covered with a hood-type portico with an arched ceiling that is supported by slim columns. Siding is of rough clapboards and all windows are 6/6, double-hung. The steep, A-roof is covered with tin, and the chimneys are internal at each end of the house. Small, twin windows (characteristic of the area) are found high in the north and south gable ends.</p> <p>Extending to the NW rear is a lower, two-story frame section with three bays on its main (north) facade. Like the main part, this is also clapboard and has internal chimneys.</p> | |

SEE INSTRUCTIONS

INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET
Section 7 Page 1

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

=====

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Batchellors Forest Road in northeastern Montgomery County. The property, which retains its original farmhouse and its agricultural character, survives as a good example of a mid-19th century farm property in Montgomery County.

ARCHITECTURAL DESCRIPTION

Built circa 1850¹, and designed in a transitional Federal/Greek Revival style, Willow Grove is a two-story, three-bay, center-passage frame dwelling with a two-story rear ell. Set upon a slightly raised stone foundation, the L-shaped building has weatherboard siding, is covered with a cross gable roof, sheathed with standing seam metal², and features three brick interior end chimneys. A two-story shed-roofed wing of uncertain date fills in the intersection of the two wings, while a contemporary (1997), two-story, gable-roofed kitchen addition with shed-roof extension projects off of the original end wall of the rear ell. A one-story, glazed porch addition against the side wall of the rear ell dates to the mid-20th century.³ The contemporary additions are compatible with the historic structure in terms of scale, materials and details.

¹ This date is based upon a March 1850 Mutual Fire Insurance Policy on Willow Grove that describes the dwelling as "dwelling of frame and of recent construction..." A later policy on the property, dated 1885, describes the roof of the dwelling as being 38 years old. This would put the date of construction of the roof (and most likely, the house) at 1847. Based upon these findings, a circa 1850 date of construction has been attributed to the dwelling. A circa 1850 date is also consistent with the transitional Federal/Greek Revival style interior features. (See the Mutual Fire Insurance Policy #409, March 1850; and Policy #13868, 1885.

² According to the March 1850 Mutual Fire Insurance Policy on Willow Grove, the roof was originally covered with wood shingles. A 1913 policy lists the roof as being covered in metal "in good condition." See Mutual Fire Insurance Company, Policy #53396.

³ This glazed porch sits on a rubble stone foundation and encloses a trap door to the cellar of the house. This glazed porch was probably part of the original rear porch to the house, described in the 1850 Mutual Fire Insurance Policy as a rear porch measuring 50 feet by 8 feet and "forming an elbow."

=====

Exterior:

The east elevation is divided into three bays with a central entry and flanking 6/6 windows on the first story and three single, 6/6 windows on the second story. The front entry, identified by a gable-roofed and vaulted entry porch⁴, features an elegant Federal-style fanlight and sidelights, and a four-paneled wood door, consisting of two, long and narrow panels in the body of the door, and two square panels in the upper level. Delicately carved narrow pilasters with fluting form the architrave of the door and separate it from the sidelights. The windows on this elevation are all the original pegged 6/6 sash with their original louvered shutters.

Two vertical boards in the weatherboard siding located on either side of the central entry, at the inside edge of the flanking windows, extend from the top of the foundation level to the sill of the second story windows. These boards, which appear original, may have been associated with an earlier porch on the house, visible on an undated photograph of Willow Grove. There is no other apparent explanation for these vertical boards.

The south elevation of the house includes the south end wall of the main block of the house and the south side elevation of the rear wing. Between these two wings at their intersection is a two-story, shed-roof frame wing. This wing, clad with weatherboard siding which extends uninterrupted to the end wall of the main wing of the house, is well-integrated to the main structure. Its date of construction is uncertain.⁵

The end wall of the main block has single 6/6 windows towards the rear of the wall in both the first and second stories, and two 6-light casement windows in the attic end. The inside end chimney is located on center of the wall, rising above the roofline at the ridge. The shed-roof extension to this end wall has a pair of 6/6 windows on the first story and a single 6/6 window on the second story.

⁴ This front porch is a mid-20th-century replacement. It's design was based upon the porch that stood at the time of its replacement, though this porch was also a replacement of an earlier one. Historic photos indicate that a shed-roof porch preceded the gable-roofed design.

⁵ The previous owners of Willow Grove contend that this two-story wing was actually the original structure on the site, and that it was later enlarged by the L-house. Other than some hewn joists in the basement under this wing, there is no surviving architectural evidence to support this theory. Rather, it was probably part of the original rear porch described in the 1850 fire insurance policy that was later enclosed (mid-to-late 19th century) and raised a story.

INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET
Section 7 Page 3

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

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The south side elevation of the rear ell has a 6/6 window and a single door which open onto the glazed porch addition built against this elevation. The second story of the rear ell has a single 6/6 window. However, there may have been another window at this level that is obscured by the two-story "elbow" wing that abuts this side wall.

The north elevation consists of the gable end wall of the main wing, the three-bay deep wall surface of the rear ell, and the side wall of the contemporary addition, with its shed extension. The end wall has two single, 6/6 windows in the rear bay on the first and second stories, and two 6-light casement windows in the attic level. The chimney rises above this wall surface, on center at the ridge line. The rear ell is flush with the end wall of the main wing, and the weatherboard continuous. This ell has three 6/6 windows on the second story and two 6/6 windows on the first story. A small, square window opening is located between the 6/6 windows on the first story.

The west elevation of the house is occupied by the contemporary kitchen addition. This addition is a two-story frame structure clad with weatherboard siding and covered with a gable roof, whose steep pitch imitates that of the main houses.⁶ The windows in the addition follow the 6/6 configuration, and the roof is covered with standing seam metal, also like that of the main house. The shed extension is a treatment that is readily seen in the 19th-century vernacular landscape of the region.

Interior:

The interior of Willow Grove has a center-passage, single-pile plan and a rear service wing. The interior retains a high degree of integrity in that much of the detailing, including stair, mantels, window and door moldings, and floors are original and in excellent condition.

The central entry leads directly into the center passage with a straight-flight stair located against the north side wall. The open-stringer stair features an elegant turned newel, typical of the mid-19th century⁷, delicately turned and tapered balusters,

⁶ The 1997 addition also involved removing the original end wall of the rear ell, and extending the historic kitchen out several feet.

⁷ The stair is transitional Federal/Greek Revival in style. It no longer features an attenuated turned or square newel post typical of the Federal era,

stringer ornament and a paneled wall. The banister railing is almost fully round. Similar stair detailing, including the turned newel and round railing, can be found at Riverton (M:23-90) a nearby property built by 1848.

The passage, laid with its original random-width floors, leads either directly back to the rear service wing, up the stairs to the second floor, or through six-paneled wood doors into the parlor and dining room to either side. Both of the front rooms have fireplaces centered on their exterior end walls; that in the dining room being original and having a plain frieze board with a recessed panel, side pilasters, and a small china closet fitted into the side wall of the chimney breast. The mantel in the living room is less refined and seems out of place, though it closely resembles the mantels on the second floor. It has a wide frieze board, sturdy pilasters and a heavy mantel shelf.

All of the trim in the main wing of the house is square-edged with unadorned, and rather elemental, square corner blocks. The hardware consists mainly of metal lock boxes with the manufacturers medallion. The medallion on one of the dining room lock boxes has the date 1869 inscribed on it.³

The rear ell includes a service stair leading to the second floor service rooms, the original kitchen, as extended in 1997, and a "keeping room." The service stair is a steep, straight-flight stair with tongue and groove paneling, a plain square newel post, and two, 2" x 4" railings tenoned into it. The kitchen, a large open space with a brick chimney against its interior end wall, was enlarged from its original configuration during the 1997 renovation by the removal of the original west end wall. The chimney breast is brick, laid in random coursing, and features a jack-arched brick lintel over the fireplace opening. The "keeping room" located in the space between the front dining room and the rear kitchen, shares the central brick chimney with the kitchen. This room, significantly altered during the 1997 renovation, now features a fully paneled fireplace wall.

The second floor of the house has two bedrooms, bath and stair hall in the main wing and two bedrooms and a bath in the rear ell. The front bedrooms have fireplaces, located on center of their exterior walls, that feature similar wood mantels with plain, wide frieze boards and side pilasters.

pronounced moldings of later Greek examples.

³ This 1869 date corresponds with a \$700 increase to the fire insurance policy held on the property and may indicate a period of interior improvements.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. M-23-115

=====

1. Name of Property

=====

historic name Willow Grove

common/other name _____

=====

2. Location

=====

street & number 16301 Batchellor Forest Rd. Not for publication
city or town Olney vicinity X state Maryland code MD
county Montgomery code _____ zip code 20832

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>4</u> | <u>1</u> | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| <u>4</u> | <u>1</u> | Total |

Is this property listed in the National Register?

Yes _____ Name of Listing _____ No X

Willow Grove
M:23-115
Montgomery County, Maryland

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Bachellors Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period. Willow Grove meets Criteria A and C of the Maryland Inventory of Historic Properties and the National Register of Historic Places.

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
AGRICULTURE/SUBSISTENCE Barn: Equipment Sheds:
Chicken House

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation Stone
roof Gable: Standing Seam Metal
walls wood: weatherboard
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
Willow Grove
Montgomery County, Maryland

Inventory No. M-23-115
Page 4

=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance circa 1850

Significant Dates circa 1850

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

45

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Barrow, Healan and Kristine Stevens, *Olney: Echoes of the Past* (Westminster, MD.: Family Line Publications), 1993.

Farquhar, Roger Brooke, *Old Homes and History of Montgomery County, MD.* Silver Spring, MD., 1952, 1962.

Mutual Assurance society records, Montgomery County Historical Society.

Montgomery County Land Records, Montgomery County, Maryland.

Sandy Spring Museum, Vertical Files.

Maps and Drawings and Photographs

Hopkins, G.M., *Atlas of Fifteen Miles around Washington, including the County of Montgomery, Maryland*, 1879.

Martenet and Bond's, *Map of Montgomery County*, 1865.

=====
10. Geographical Data
=====

Acreage of Property 8.94 acres

Verbal Boundary Description (Describe the boundaries of the property.)

Willow Grove occupies Parcel 141 on Montgomery County Tax Map HS 562.

Boundary Justification (Explain why the boundaries were selected.)

This parcel is part of a larger tract of land that has been associated with the property since the 18th century.

=====
11. Form Prepared By
=====

name/title Kimberly Williams/Michele Naru, Architectural Historians
organization M-NCPPC date 6-28-99
street & number 8787 Georgia Avenue telephone 301/563-3403
city or town Silver Spring state MD zip code 20910
=====

12. Property Owner
=====

name John and Kathy Lyons
street & number 16301 Batchellor's Forest Road
telephone 301-570-5577 City or town Olney State MD Zip code 20832
=====

HPC MEETING TRANSCRIPT

1 complimentary?

2 MS. MILES: That looks right to me because
3 that's of the period and it's got a sort of a farmhouse
4 level correct window to me. What does everyone else
5 think?

6 MR. TRESEDER: I just feel in general that the
7 addition should be a simplified version of the main house.
8 Not try to replicate it exactly, but to treat it as a, you
9 know, the back, you know, things always got cheaper and
10 simpler towards the back. And so, I would carry that
11 theme.

12 MR. CORATOLA: I agree.

13 MR. KIRWAN: I agree.

14 MS. LONGO: Thank you so much.

15 MS. MILES: We all agree. Thank you very much.
16 We're always glad to hear that our comments have been
17 helpful. All right. Last on the very long agenda we have
18 a preliminary for 16301 Batchellors Forest Road in Olney.
19 The applicant can come forward, and do we have a staff
20 report? Do we still have a staff person vertical?

21 MR. SILVER: We're just banging these things out
22 here tonight, aren't we. All right. 16301 Batechellors
23 Forest Road is an individually--designated Master Plan
24 Site known as Willow Grove. I have again provided the
25 Commission with some points on this case. It's on Circle

1 4 of the staff report, to provide the applicants with
2 feedback on those areas where revisions to the plans are
3 necessary before returning for a historic area work
4 permit.

5 The chicken coop is described on page 1 of your
6 staff report. I trust that you have gone through sort of
7 what the description of that is and materials. The
8 proposed work scope includes modifications to the chicken
9 coop to create a new guest house and art studio, a storage
10 area. To accommodate these proposed building uses, the
11 applicants seek to raise sections of the roof along the
12 north elevation to create a code compliant interior head
13 height. Currently the highest point of the interior along
14 the north elevation is approximately five feet, two
15 inches. The proposed modifications raises the interior
16 head height to approximately seven feet, six inches high,
17 which I believe, right, is my understanding that that is a
18 little bit above the minimum threshold. Right, slightly.

19 An internal/external masonry chimney with
20 reverse shed roof is proposed along the north wall, which
21 increases the roof height of the structure in that section
22 a little higher. There are several existing trees along
23 the north wall that are proposed for removal due to their
24 close proximity to the building. In fact, in the building
25 I would say or on the building. They're causing some

1 damage and, in fact, holding up probably sections of the
2 building.

3 Materials include vertical poplar board siding,
4 exterior clad ~~weeded~~ wooden windows at new use areas,
5 reclaimed, six--over--six, double-hung windows at the
6 chicken coop area, fieldstone should be flat irregular
7 fieldstone patio and 5V-crimp metal roofing. Staff would
8 like to just commend the applicants. I went to the
9 property a few months ago, and they've been great stewards
10 of the property. They've undertaken numerous projects
11 aimed at the long-term preservation of the main house and
12 other accessory structures. The proposed adaptive reuse
13 of the chicken coop would continue the applicants'
14 stewardship of the property.

15 I fully support the reuse concept for the
16 building as described in the proposal section. This is a
17 great opportunity to stabilize the building, perform long_
18 needed repairs, rehabilitate slight features, introduce
19 new features and spaces that I think are sensitive to the
20 historic character of the property. The proposal
21 introduces a new use that requires minimal change to the
22 building's distinctive materials feature spaces and
23 spatial relationships. The work does not increase the
24 footprint of the building, and it preserves its basic
25 building form. Importantly, and I think very importantly,

1 the south elevation, which defines sort of the more
2 agricultural or utilitarian aspects of the property would
3 remain relatively unimpaired, both visually and
4 physically. There's only modest changes proposed to that
5 side.

6 The installation of windows and sliding doors in
7 the existing enlarged openings along that elevation would
8 have negligible impact on the building and how a person
9 experiences this area of the property. I'm going to go
10 actually to a photo just to, so you can experience it.
11 This one. That's the south. The chicken coop is on your
12 right. And I think that it's, it was very important that
13 this design does not do very much to this side of the
14 building, so you maintain that sort of experience there.
15 And it's doing that.

16 In contrast, the north elevation, which
17 effectively is the rear of the building, faces the house,
18 a pool, a fenced area, creates an experience that is more
19 suitable to the building's new use without compromising
20 the integrity of the environmental setting. Again, I
21 support the reuse concept. I am, however, recommending
22 some fenestration changes and window styles along that
23 north elevation. Let me go back to that one for you.
24 There's the tree, just while we're going through. Sort of
25 various trees. There's more. But the north elevation,

1 and where you see that sort of white kind of roof section
2 there, that is approximately where the chimney and, I
3 think I'm right, the chimney as well as the reverse roof
4 is going to go, approximately in that section there.

5 But, moreover, I'm recommending some different
6 types of windows than what you see in the plans to
7 increase the transparency. I would say sort of giving it,
8 what the staff report doesn't say, but what I was
9 thinking, is a little bit more of a contemporary
10 sensibility to that elevation and strike that contrast a
11 bit more between the north and the south. And, there are
12 some windows on the south elevation -- I think I captured
13 one of those -- yeah, you see it on the far right there,
14 that perhaps, you know, not that size, but it could act as
15 some sort of inspiration for the style window. Maybe it's
16 an awning, maybe it's a hopper window. But again, I think
17 there's some options there.

18 And then the other recommendation I have is to
19 reduce the size and scale of that masonry chimney. You
20 know, I support a chimney at the location on this
21 building, I just recommend some alternative. And perhaps
22 it isn't a metal stovepipe, but it's something that
23 reduces the size of the chimney. And, I know that the
24 applicant has a specific, you know, need for a chimney of
25 that nature, and so perhaps the ~~creative~~ creativity of the

1 Commission can help suggest some alternatives there. But
2 I think that there's scale and character issue in
3 relationship to this building's size, and perhaps style.

4 So, I have five points there. Those are drawn
5 from the Secretary of the Interior's Standards. This is a
6 Master Plan Site, so that's what you would apply in this
7 situation, in addition to 24A(8), but in looking at
8 whether or not the proposal gives the, or the Commission
9 should look at whether or not this proposal gives a new
10 use that requires minimal changes. If the historic
11 character of the property will be retained and preserved.
12 If the proposal creates a false sense of historic
13 development and the alterations and new construction are
14 differentiated from the old and compatible with the
15 historic materials, features, sizes. And last, if the new
16 addition related to construction will be undertaken in
17 such a manner that if removed in the future the essential
18 form and integrity of the building and its environment
19 would be unimpaired.

20 MS. MILES: Thank you, Josh. Anyone have any
21 questions for staff? I have a question. Does this
22 building have a foundation?

23 MR. SILVER: I believe so, right?

24 MS. MILES: Just identify yourself as usual,
25 please.

54

1 MR. BOOZ: Miche Booz, I'm the architect. And
2 with me is Kathy Lyons, my client. And, I think there's a
3 foundation here. It is concrete foundation wall. We just
4 don't know how deep it goes. And it is collapsing in some
5 places. It's literally pulling away. And those trees
6 that Josh spoke of have done some damage.

7 MS. MILES: Okay. You can either make a
8 presentation or we can -- you know what this drill is --
9 or we can ask you questions, whatever you'd like.

10 MR. BOOZ: Well, I guess I'd like to just talk a
11 little bit about the design just where we started and how
12 we got where we were. I mean, I have to say this is the
13 first time I've ever worked on a 20 foot by 160 foot long
14 chicken coop, but one of the things that this building is
15 all about is sort of rhythm. It's a 20-foot bay, that
16 sort of just marches down and there are eight bays. And,
17 I think our, to sort of talk about the two sort of points
18 in question here, which are the chimney and the windows,
19 that this is a simple building and I think we've picked a
20 window style. These are actually sliding windows. And, I
21 was thinking that they'd be more like, because they're
22 going to be sliding doors and there are barns nearby that
23 have sliding doors. It was really as an accessory
24 building, but as a farm building, it seemed like the right
25 choice for a window type.

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1 And, it also seemed to me that the windows
2 should be relatively simple, even though there are, I
3 think, there are a couple windows that you see in the
4 existing elevations that are small, slightly more
5 complicated that, we chose not to actually replicate,
6 because I think that there's enough. In changing the use
7 of the building, in popping up the roof, and making an
8 exception in the middle, we felt that actually a sort of a
9 calmer repetitive, but obviously, different kind of
10 window, a different use, was appropriate. But further
11 elaboration seemed to me to be excessive.

12 As far as the chimney goes, it's a contemporary
13 chimney. It's not trying to be an old chimney. And, I
14 think by narrowing the flue or the chimney itself, it's
15 going to look more traditional and I don't think it
16 should. This is clearly a modern addition. I don't know
17 if -- one other point is, the first photograph that was
18 shown actually wasn't Willow Grove. It is on Batchellors
19 Forest Road.

20 MR. SILVER: Oh, well that's in our file. And I
21 did not take that photo. So, I will speak to that person
22 tomorrow morning.

23 MS. MILES: Thank you, that's a useful
24 correction. Does anyone have any questions?

25 MR. CORATOLA: Two simple questions. The roof

(56)

1 that's on the building, is that a metal roof, and are you
2 replicating it, is that what you're...?

3 MR. BOOZ: It is a metal roof, and I think it's
4 sort of the 19... , I can't tell you the, the chicken
5 coop is from early 1900's, but this roof is just, you
6 know, it's the early version of a 5V-crimp farm roof, and
7 it's gone. But we're going put back the sort of the
8 modern version of that roof.

9 MR. CORATOLA: My other question, is part of
10 this is going to remain a chicken coop?

11 MR. BOOZ: Actually, yes. At the very end. The
12 zoning people in the plan review people are batting that
13 one back and forth, so I'm trying to get an answer about
14 whether you actually have a building with chickens in it
15 too. But I think it's fine.

16 MR. CORATOLA: Maybe you have to build a
17 firewall between the two.

18 MR. BOOZ: A feather wall.

19 MR. KIRWAN: Question. Why the mix of window
20 material types? Why the aluminum cladding for new
21 windows, and replacement wood windows for the chicken coop
22 area? That's one area that I'm a little concerned about.

23 MR. BOOZ: That's a good question. There are
24 three wood windows sitting in the chicken coop right now,
25 and the owner asked me if we could reuse them at the end.

1 MR. KIRWAN: Alternatively, why not wood windows
2 for the new construction?

3 MR. BOOZ: They could be. They could be wood
4 windows. You know, it's a, it's always just a maintenance
5 issue and in this instance since they're all going to be
6 new, there's no, we're not replicating really anything
7 that's there, and I think it's part of the language of the
8 new uses, seemed to me appropriate, but they wouldn't
9 really look much different. They'd be painted if they
10 were wood, so no real objection to that.

11 MR. KIRWAN: I think for me it's the way the
12 casing engages the window frames in an aluminum versus
13 wood conditions. You know, where you're doing wood casing
14 around a window engaging the aluminum frame is, can be not
15 as nice a detail as with the wood kind of connections, in
16 my experience any way.

17 MS. MILES: Did you consider, since your
18 foundation is probably a thin slab, maybe digging rather
19 than raising the roof?

20 MR. BOOZ: I'm sorry?

21 MS. MILES: Rather than raising the roof to get
22 the head height, did you think about digging down and
23 making it a little bit below grade so that it didn't have
24 to alter the roof?

25 MR. BOOZ: Yeah, actually the grade slopes and

1 it is at grade. For a portion of it, some of it is not.
2 And I think it could be problem, it would mean sort of
3 destroying the foundation wall lowering everything.
4 Making it a slab and then a stepped building, which we
5 didn't really consider.

6 MS. MILES: Thanks. Any other questions?

7 MR. VAN BALGOOY: Mr. Booz, just clarify for me,
8 because you talked about the north elevation and you
9 wanted the changes to look contemporary rather than
10 historic. Can you give me a little more detail on the,
11 the detail on the chimney as well as the windows,
12 material. What colors are you thinking about?

13 MR. BOOZ: Well, we were thinking if it were a
14 clad it would be a dark color, almost black or charcoal.
15 At least that's what was drawn. And, we thought it would
16 be compatible with the poplar siding we were proposing
17 for the body of the building. The chimney itself would be
18 a field-stone chimney using a traditional material that
19 actually appears on the house, which is nearby. And we
20 thought that that would at least be compatible, but
21 clearly a modern design, which would then set it apart and
22 not in any way try to create a false sense of history
23 which we wouldn't want to do.

24 MR. VAN BALGOOY: And what happens above the
25 roof? I can't quite understand. There's like, it looks

1 like a panel or is that an opening?

2 MR. BOOZ: You mean the main roof that's lifted?

3 MR. VAN BALGOOY: Yeah, above that. What's
4 happening at the chimney? What's happening at the chimney
5 cap level?

6 MR. BOOZ: Around the edges or, oh, at the very
7 top, I see the cap. It's a chimney cap. It'll be a
8 horizontal piece of stone.

9 MR. VAN BALGOOY: Held up by four columns?

10 MR. BOOZ: Held up by, you're talking about the
11 top of the chimney, right?

12 MR. VAN BALGOOY: Yes.

13 MR. BOOZ: No, actually, probably with two
14 sides. Two stone sides supporting the cap.

15 MR. CORATOLA: Another question I had. On the
16 east elevation where you're popping up that roof form over
17 the main block with the chimney, is that fenestration or
18 is that just --

19 MR. BOOZ: It is.

20 MR. CORATOLA: Okay. So it's a glass so you can
21 see through both sides east and west?

22 MR. BOOZ: That's right.

23 MR. TRESEDER: I have a question. Are you
24 looking at the cross section, I guess, of the existing
25 chicken coop as a crawl space with a girder down the

1 middle?

2 MR. BOOZ: That's right.

3 MR. TRESEDER: Is it your intent to keep a wood
4 structural framing there and have a crawl space?

5 MR. BOOZ: Where there is a crawl space, yes.

6 MR. TRESEDER: I see. In some places there's a
7 slab where the grade changes.

8 MR. BOOZ: That's right.

9 MR. TRESEDER: And, I see the grade's changing.

10 MR. BOOZ: It's coming, yeah, it drops.

11 MR. TRESEDER: It drops toward the, is that
12 where the chicken coop is going to be in the raised
13 portion?

14 MR. BOOZ: Yes. Down at the west end.

15 MR. TRESEDER: Okay, good.

16 MR. BOOZ: The last bay will have chickens in
17 it.

18 MR. TRESEDER: And that's where they'll be a
19 slab?

20 MR. BOOZ: Actually, it's dirt. Is it dirt in
21 there or is it a slab?

22 MS. LYONS: Today there are chickens there, and
23 there is a slab. I mean, it's already existing as a
24 chicken coop on that end.

25 MR. TRESEDER: So most of the new inhabit area

1 will be over a crawl space then?

2 MR. BOOZ: Yes.

3 MS. LYONS: Yes.

4 MR. BOOZ: Which we would insulate.

5 MS. MILES: Is that picture on the upper right
6 the actual house?

7 MS. LYONS: Yes.

8 MS. MILES: Thank you. All right, if there
9 aren't any other questions, we're going to deliberate or
10 give you some feedback. I'm going to go first, which I
11 don't usually do, just because I'm going to go off the
12 Commission soon, and I'm just so glad I got to see an
13 adaptive reuse of a chicken coop before I, I mean, I never
14 thought that would happen. I think it's awesome and I'm
15 loving that you're going to continue to use chickens and
16 humans in your chicken coop. And I would just agree that
17 the, I would like to see the masonry a little different.
18 I can't say why, but I'm hoping that others will help me.
19 I agree that it shouldn't look old, but it looks very
20 heavy. So that's the only comment I'd have. And I think
21 it's going to be a fantastic project.

22 MR. KIRWAN: Yeah, I agree. I think it's a very
23 nice adaptive reuse of a chicken coop, which is unique for
24 us to get to see. I think as I mentioned earlier, the
25 only thing I'm struggling with is sort of two different

1 types of materials for windows on the resource. I think I
2 would prefer to see consistency. If you don't wish to
3 pursue that option of all wood for both types, it will be
4 helpful when you get to a HAWP stage to understand how the
5 details of the sash and the trim are going together in
6 both conditions, wood versus aluminum, just so we can
7 understand how the sills will look, you know, compared to,
8 and what we'll actually be getting when we get these two
9 different types of treatments of the windows.

10 But, you know, I don't have a problem with the
11 window choices you've made. I don't have a problem, I
12 actually don't have a problem with the chimney. I think
13 the length of this building can handle the size and scale
14 of the chimney that's there, so I think, you know, aside
15 from the window materials, that's my only concern.

16 MS. LYONS: Again, the only reason we were
17 contemplating the wood was because we actually have three
18 existing windows that were supposed to be used elsewhere
19 and never were. We're very into repurposing, so we were
20 just looking at using it. Can I ask if we went
21 consistently with just the clad windows including in the
22 chicken coop area, would that be something you think would
23 be acceptable?

24 MR. KIRWAN: Yeah, I think I would be a little
25 more comfortable with that, because then we have sort of

1 a consistent way we're dealing with windows on this
2 resource, you know, new and existing openings. And I
3 think there's the allowance for alternative materials to
4 be considered on the resource, you know, after you get
5 into that in more detail, but I think that would be
6 consistent here with the guidelines. So I think that
7 would be fine as you've described.

8 MR. TRESEDER: This is pretty cool. And I like
9 the chimney just fine. I think it needs, personally, I
10 think it needs the mass to anchor what is a very long
11 building. So I may be the only one who thinks that, but I
12 like the chimney. In fact, I almost see a, and again,
13 this is more between the architect and the client, but I'd
14 love to see, this is a chance, addressing staff's point,
15 when staff sort of talking about the alternative
16 fenestration pattern on north elevation.

17 I think the bump ups with the hyphens between
18 them are great, but it's an opportunity, I think, to do a
19 very contemporary intrusion with the concept of being, you
20 know, if you're taking it away later, if had to ever be
21 reversed, it could be taken away. I can see those little
22 things being emphasized even more with the more
23 contemporary detailing. Again, this may not be the
24 direction that the clients wants to go, but if they did,
25 it'd be a great opportunity to do some -- for instance,

1 instead of changing to a standing seam, a vertical
2 standing seam siding instead of the poplar boards in
3 those segments, could emphasize that a contemporary
4 intrusion into the inset continuing the poplar boards all
5 the way across. So you had these emphasize interruption
6 that those hyphens make. So, I think there's some
7 opportunities there to do a very striking contemporary
8 project juxtaposed with the historic chicken coop, which I
9 think would a very cool design. That's really probably
10 getting beyond our responsibility. It's just a
11 suggestion. Obviously, with the direction you're going
12 will work as well, but I just think it looks like a great
13 opportunity.

14 MR. CORATOLA: I agree with Commissioner
15 Treseder. You know, I think you're headed in the right
16 direction. Having the new pieces read more contemporary I
17 think might be the, you know, the differentiation there.
18 And I think the fireplace works well. You need the mass.
19 Maybe it needs to be a little bit heavier, I'm not sure.
20 But I think if you keep studying where you are, you know.
21 I think the east elevation, that's a very elegant side.
22 Having that triangular glass transom, you know, I think
23 you're punctuating the contemporary use against the
24 traditional. And I like the fact that you're keeping the
25 chicken coop. You have a true use. I think that's really

1 neat.

2 MR. VAN BALGOOY: Well, Mr. Booz and Mrs. Lyons,
3 I think this is a very nice project and very thoughtfully
4 put together, and a great deal of fun. When I saw the
5 length of the chicken coop I was thinking, okay, how many
6 uses can you find for this thing. I sort of ran out of
7 them after a while. So I'm excited by what you're
8 proposing here.

9 I actually like the chimney in this sort of
10 contemporary intrusion, this modern intrusion in this
11 historic building. It's very clear and distinct. That's
12 sort of why I was asking about materials and colors. I
13 think I need to, when you come a little more forward and
14 have more sense of where you want to go with window
15 materials, I'll have a better -- I'd like to see the
16 window material if it's going to be clad, is that going to
17 work with the wall treatment. I'm intrigued by the other
18 commissioners comments about perhaps these other bays
19 have, these new modern bays having a different kind of
20 siding. I think that's kind of intriguing to me.

21 But otherwise, I'm delighted by your willingness
22 to tackle something so unusual. I mean, good heavens.
23 How many chickens did they raise? How many chicks did the
24 Brooks raise in this place?

25 MS. LYONS: We understand that during the 1930's

(66)

1 it was a poultry farm. As the staff is aware, there was
2 an existing similarly--sized building, I guess to the
3 continued the north side of it, which was in very
4 definitely disrepair. We actually repurposed a lot of
5 that, but there was that, and then there was a very fallen
6 down, really non-existing one, you know, to the south
7 side. So at some point, this property was actually a full
8 fledged chicken production farm, we believe in the 1930+s,
9 because the buildings are about 1910.

10 MR. VAN BALGOOY: It's just hard to imagine
11 there was such a need for that many chickens in Olney in
12 the 1930+s, but evidently they did something with them.
13 And you have chickens now?

14 MS. LYONS: Yes. We have about 15.

15 MR. VAN BALGOOY: Fifteen.

16 MS. MILES: Well, it sounds like everybody is
17 looking forward to seeing you come back for a HAWP, and
18 excited about your really interesting cool project, and we
19 all share that. I would just point out really quickly
20 that the staff asked us about five points, and I gather
21 that nobody has any concerns relating to the issues of the
22 historicity and preservation issues. So, thank you very
23 much.

24 And now, yes, we can move on to the minutes. I
25 can't believe how late it is. Do we have November 14,

57

1 2012 minutes to approve?

2 MR. WHIPPLE: You have November 14 only.

3 MS. MILES: Okay. Can I have a motion to
4 approve the November 14, 2012 minutes as amended?

5 MR. KIRWAN: I move we approve those minutes.

6 MS. MILES: Second anybody?

7 MR. CORATOLA: Second.

8 MS. MILES: All in favor?

9 VOTE.

10 MS. MILES: They are approved. Do we have any
11 Commission items?

12 MR. WHIPPLE: Before we get to the Commission
13 items, believe it or not we need a volunteer for the
14 minutes for tonight.

15 MS. MILES: Oh, yeah. Commissioner Kirwan just
16 raised his hand. Yeah, thank you Commissioner Kirwan.

17 MR. KIRWAN: I rescind that.

18 MS. MILES: Too late. Your hand was viewed.
19 All right. Commission items?

20 MR. WHIPPLE: I know we have one. We might have
21 two.

22 MS. MILES: We had the staff item, yes.

23 MR. WHIPPLE: Oh, pardon me. I was jumping
24 straight ahead to staff items. I circulated a staff item
25 for Woodlawn Barn for some minor changes for some

1 accessibility needs that they have there, and also their
2 stormwater management plan.

3 MS. MILES: Did anyone have any objections to
4 the revised access to the bathroom for Woodlawn and the
5 stormwater management issue? I see nothing but head
6 shaking. So, no objection. Do you need a vote? Okay.
7 Anything else? Then we are adjourned. Thank you very
8 much.

9 (Whereupon, at 10:12 p.m., the meeting was
10 adjourned.)

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Prelim

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mbooz@michebooz.com Contact Person: Miche Booz
Tax Account No.: 00711862 Daytime Phone No.: 301-774-6911
Name of Property Owner: John & Kathy Lyons Daytime Phone No.: 240-381-5310
Address: 16301 Batchellors Forest Rd Olney, MD 20832
Contractor: N/A Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 16301 Street: Batchellors Forest Rd.
Town/City: Olney, MD Nearest Cross Street: Georgia Avenue
Lot: Block: Subdivision: 0501
Map HS52 Grid 0000 Parcel: P141
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [] Extend [checked] Alter/Renovate [checked] A/C [checked] Slab [] Room Addition [] Porch [] Deck [checked] Shed
[] Move [checked] Install [] Wreck/Raze [] Solar [checked] Fireplace [] Woodburning Stove [checked] Single Family
[] Revision [checked] Repair [] Revocable [] Fence/Wall (complete Section 4) [checked] Other: Patio
1B. Construction cost estimate: \$ 300,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [] WSSC 02 [checked] Septic 03 [] Other:
2B. Type of water supply: 01 [] WSSC 02 [checked] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [] Entirely on land of owner [] On public right of way/easement

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

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

See attachment.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

See attachment.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Written Description of Projecta. Description of existing structure.**Willow Grove Description***(From MHT Inventory)*

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Batchellors Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting . The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival style dwelling from the period. Willow Grove meets Criteria A and c of the Maryland Inventory of Historic Properties and the National Register of Historic Places.

Attachments:

- Olney-SS-Goshen Area Historic Resources
- Summer 1989 Locational Atlas Historical Survey
- MHT Inventory of Willow Grove
- March 1996 MHT Inventory Addendum for ICC Project
- 12-12-1996 Kephart Memo re Willow Grove Farm

Chicken Coop Description*(From MHT Inventory)*

Chicken House: The chicken house/equipment shed is a long, one story frame structure covered with a shed roof and built circa 1913. The chicken house is clad on the rear wall with vertical board walls, while the front is open. The interior is divided into a series of rooms, now used for storage. Another chicken house which was located on line with this one was dismantled and its materials used during the renovation of the house.

(From Miche Booz Architect)

Existing 20' x 160' one-story eight-bay wood frame chicken coop in agricultural setting, in varying stages of disrepair. Siding is ad-hoc combination of vertical wood boards, tar paper, and roll roofing. Concrete and stone foundations. Roofing is 5V-crimp. Trees growing in dangerous proximity to stone foundation walls on the north wall. Exposed wood frame interior structure. The long building presents a pleasing rhythm and backdrop to the site.

b. General description of project.

Modifications to the chicken coop include a new guest house use (as allowed by zoning), art studio, exercise space and storage. One bay will remain as chicken coop use. Massing will remain as-is except for the addition of a new reverse-shed roof and chimney.

Materials will be vertical poplar board, clad wood windows at new use areas, reclaimed 6-over-6 wood windows at chicken coop area, fieldstone chimney, flat irregular fieldstone patio, and 5V-crimp metal roof.



South Elevation, Willow Grove Chicken Coop

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

Owner's mailing address

LYONS JOHN H & KATHERINE M
16301 BATCHELLORS FOREST ROAD
OLNEY MD, 20832

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

State Highway Administration
Richard Ervin, ICC Project
707 North Calvert St,
Baltimore, MD 21202

Montgomery County Department of
Public Works and Transportation
Norbeck Rd Extended-Wetland
Mitigation Project
101 Monroe St, Rockville, MD 20850

Washington Christian Academy
16227 Batchellors Forest Road
Olney, MD 20832

Helen Polinger
16410 Batchellors Forest Rd
Olney, MD 20832

MICHE BOOZ

ARCHITECT

208 Market St
Bryhanville
Maryland 20833
(301)774 6911
fax: 774 1908

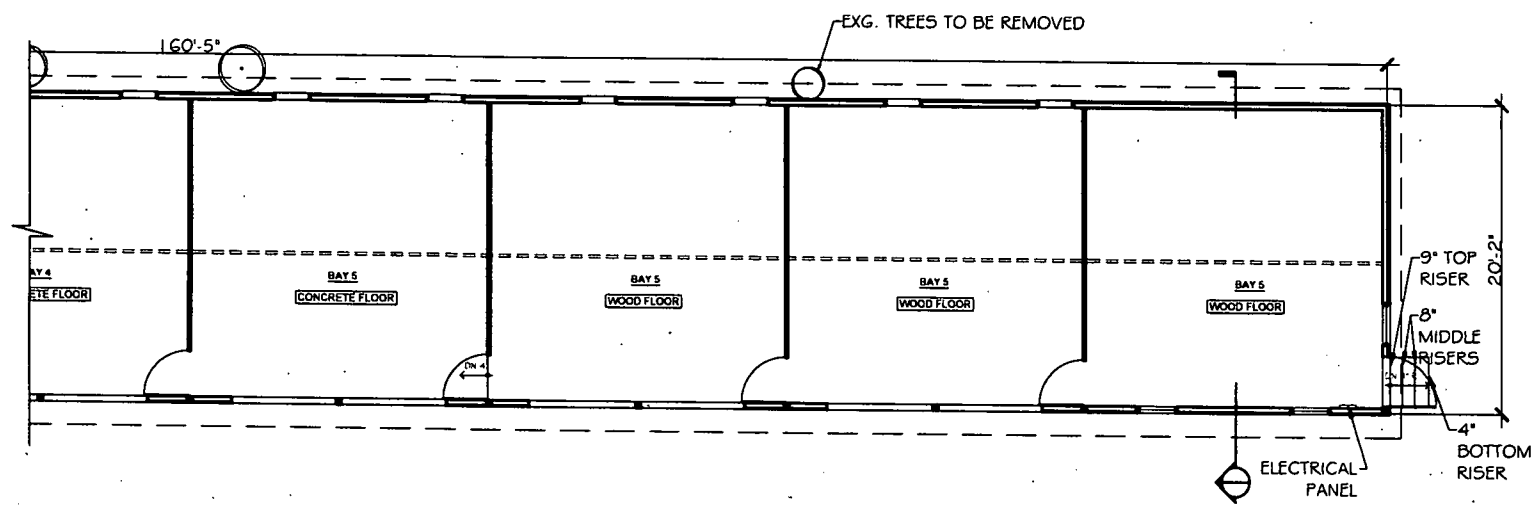
Project:

WILLOW GROVE

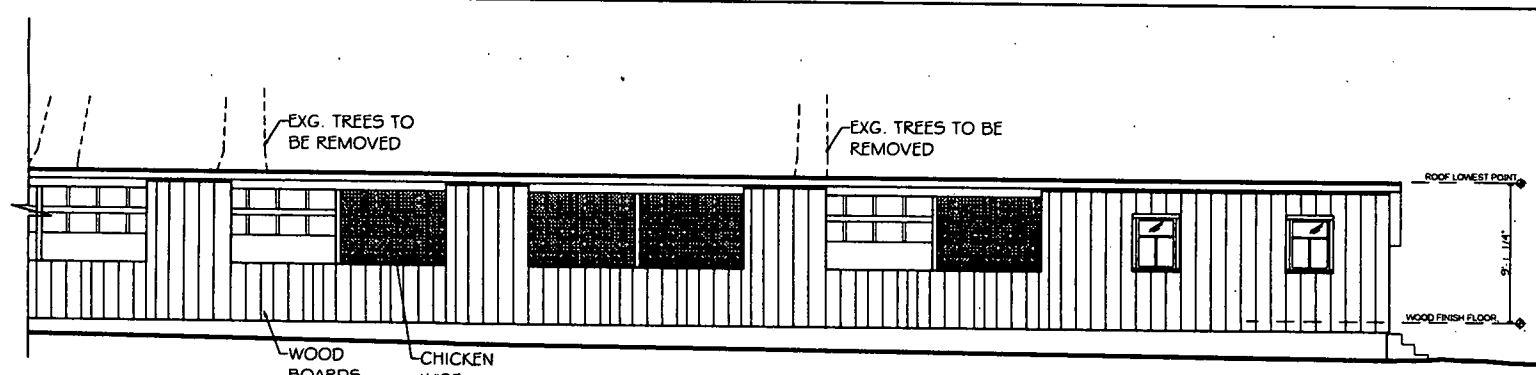
16301 BACHELLORS FOREST
ROAD, OLNEY MD, 20832.
MONTGOMERY COUNTY.

Drawings:

Dates:

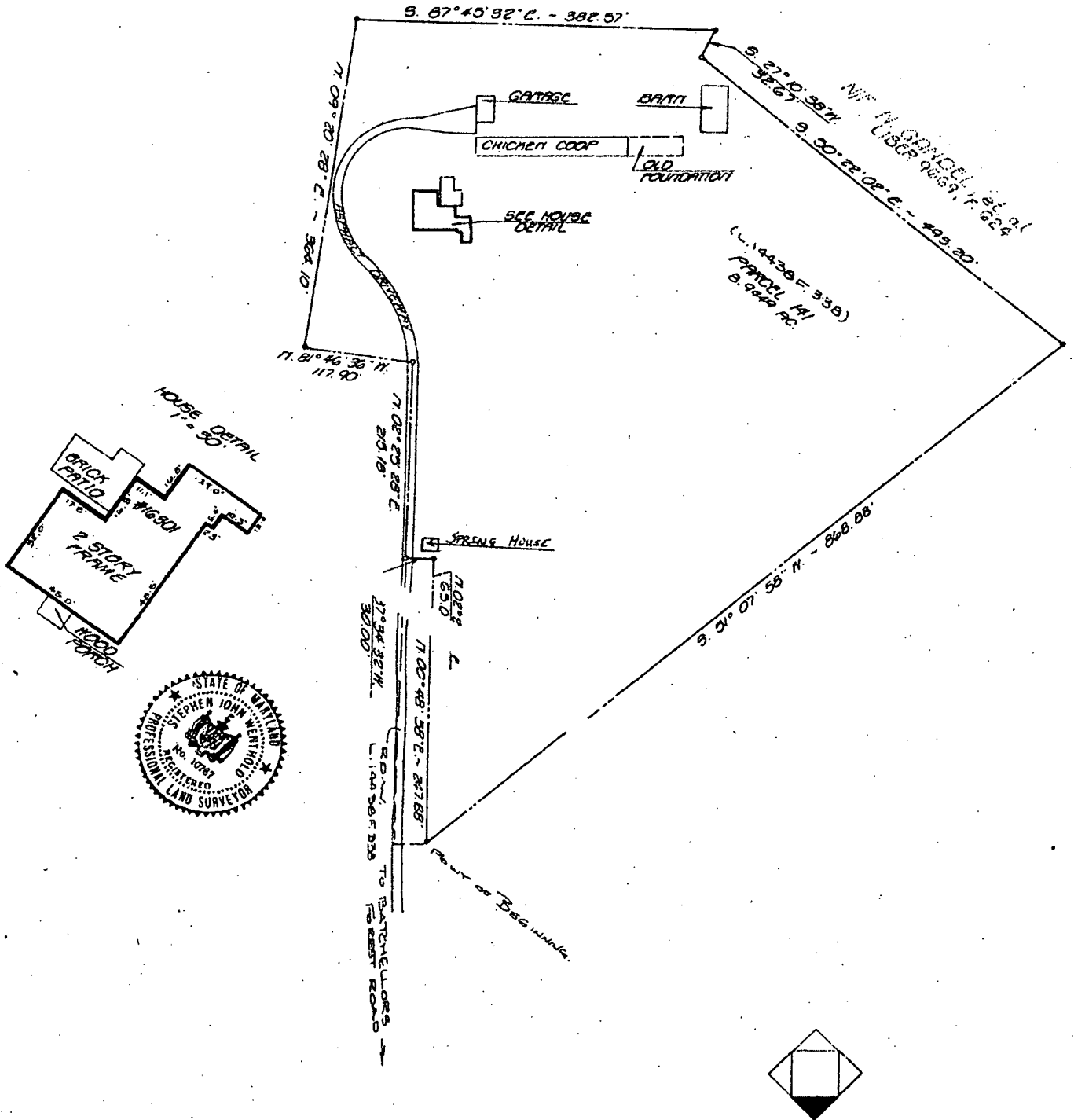


1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

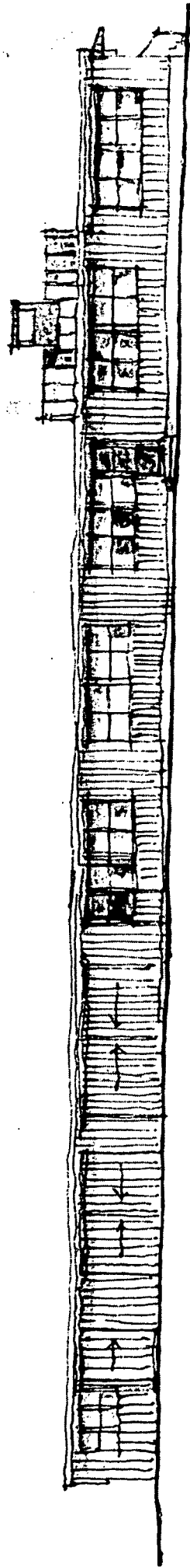


2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

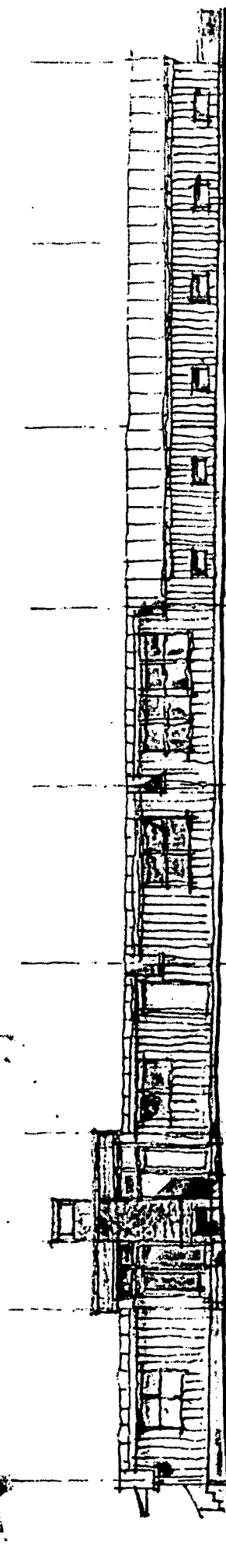
Site Plan



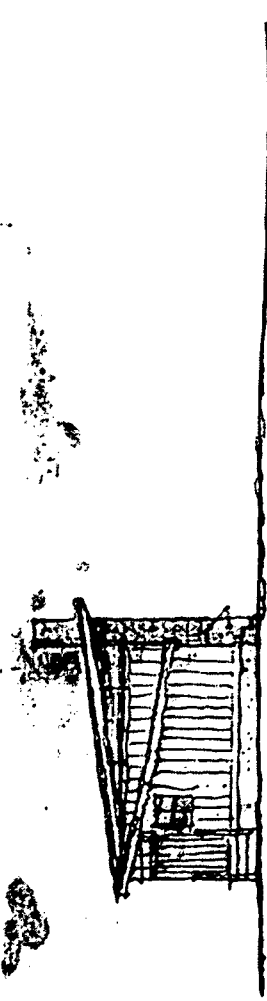
Shade portion to indicate North



South Elevation



North Elevation



East Elevation

MICHE BOOZ

ARCHITECT

209 Market St
Oryokville
Maryland 20833
(301)774 6911
fax: 774 1908

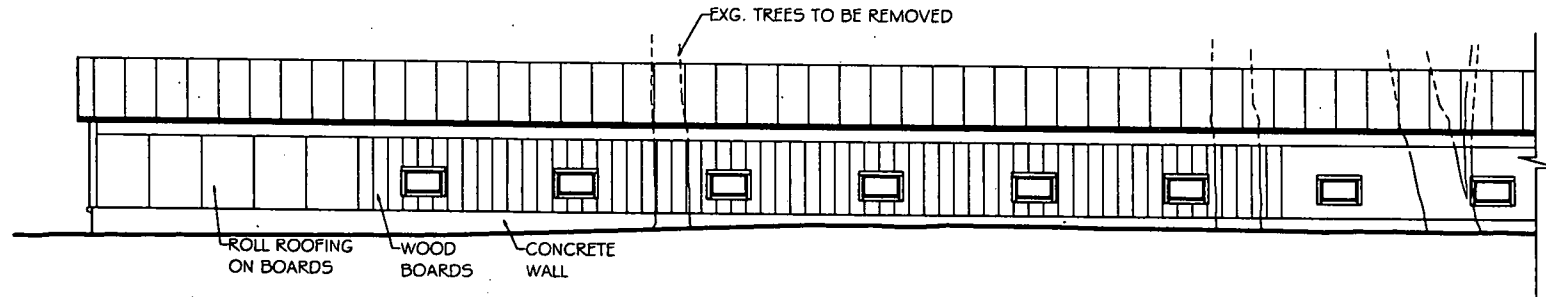
Project:

WILLOW GROVE

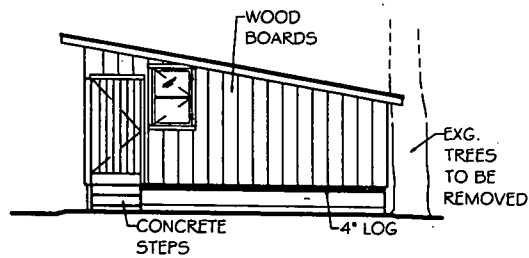
16301 BACHELORS FOREST
ROAD, OLNEY MD, 20832.
MONTGOMERY COUNTY.

Drawings:

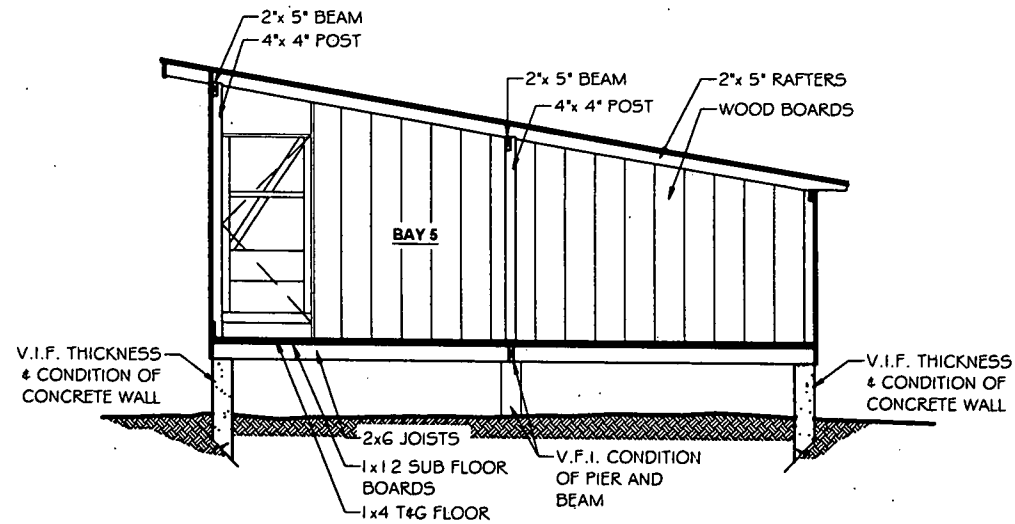
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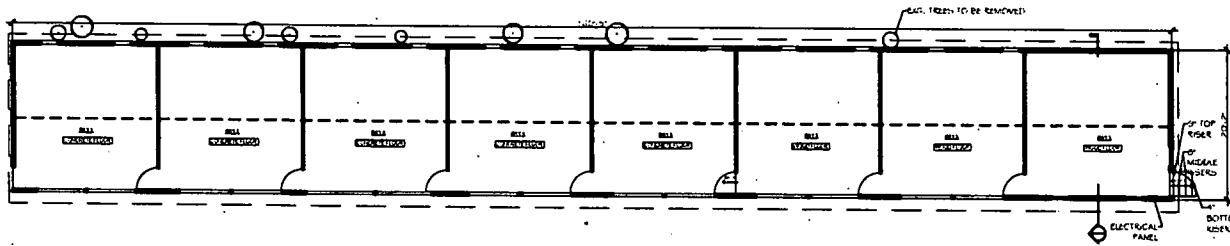
1 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



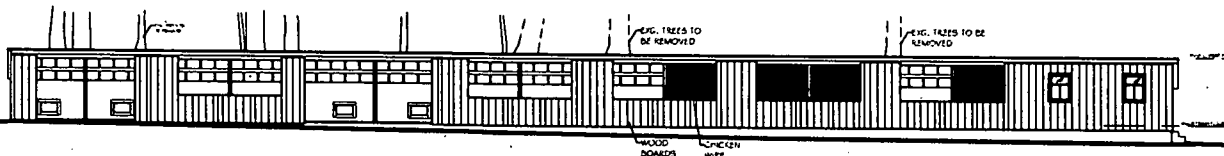
2 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



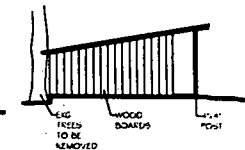
3 GENERAL SECTION
SCALE: 1/4" = 1'-0"



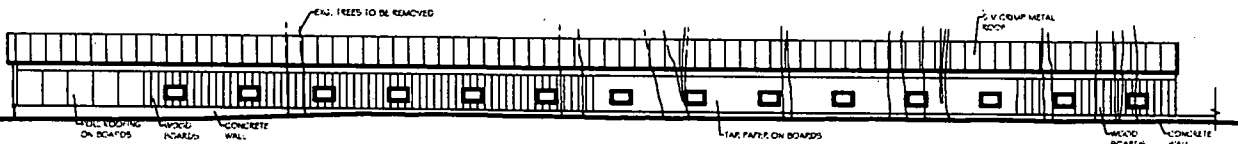
1 EXISTING FLOOR PLAN
SCALE: 1/16" = 1'-0"



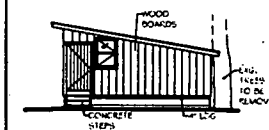
2 EXISTING SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EXG. WEST ELEV.
SCALE: 1/16" = 1'-0"



4 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



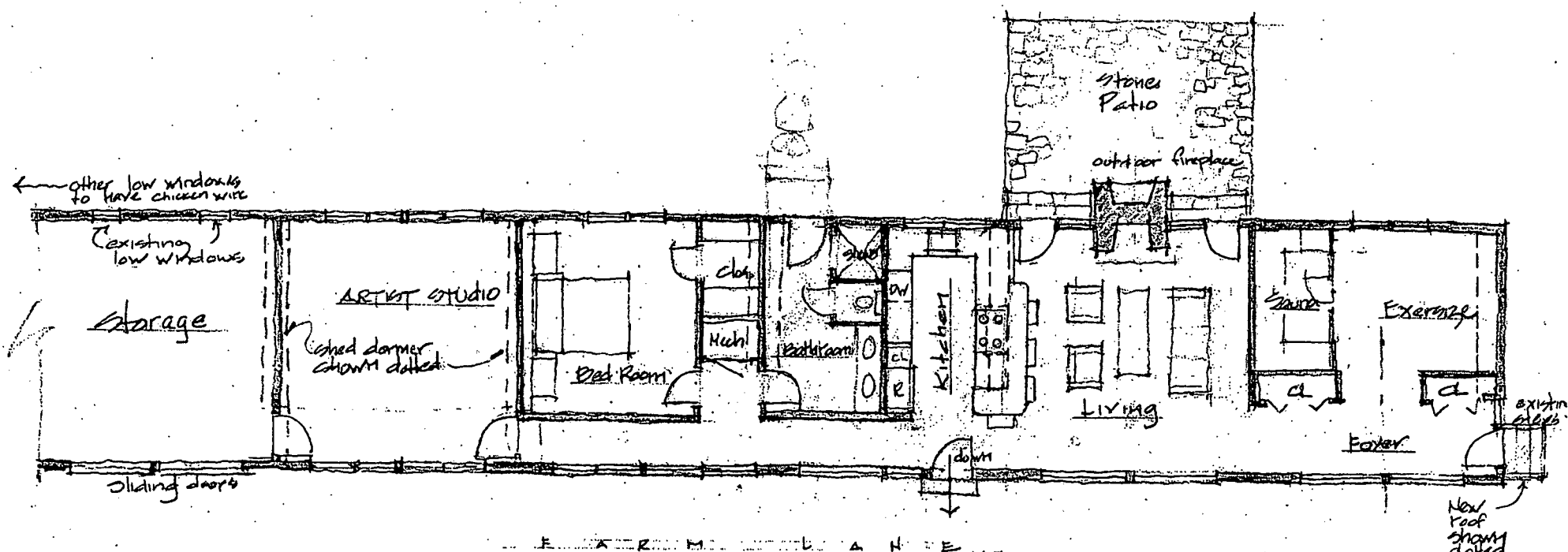
5 EXG. EAST ELEV.
SCALE: 1/16" = 1'-0"

MICHE BOOZ
ARCHITECT
208 Market St
Brykmanville
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Project:
WILLOW GROVE
15301 BATCHELLOWS FOREST
ROAD, OLNEY MD, 20832.
MONTGOMERY COUNTY.

Drawings:

Dates:



FIRST FL. PLAN
 $\frac{1}{8}'' = 1'-0''$

Existing Property Condition Photographs (duplicate as needed)

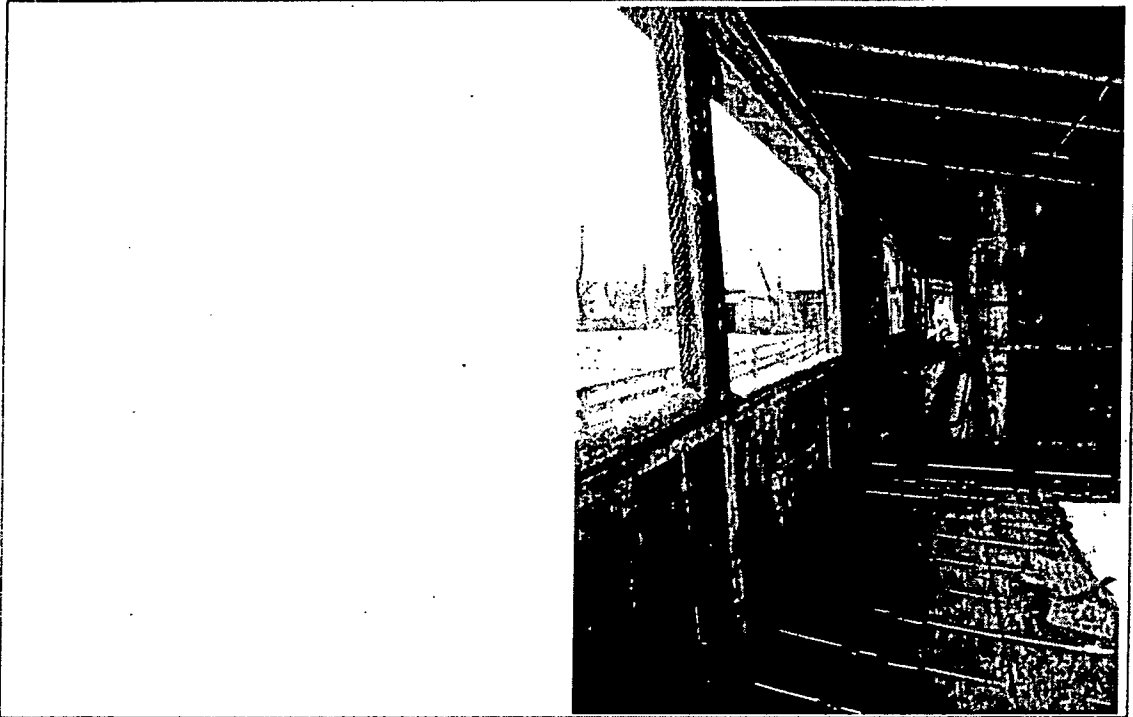


Detail: View of north elevation, looking east.



Detail: View of north elevation, at west end chicken coop.

Existing Property Condition Photographs (duplicate as needed)



Detail: Interior view, looking west.



Detail: Interior views looking east and southwest, respectively.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of manor house.

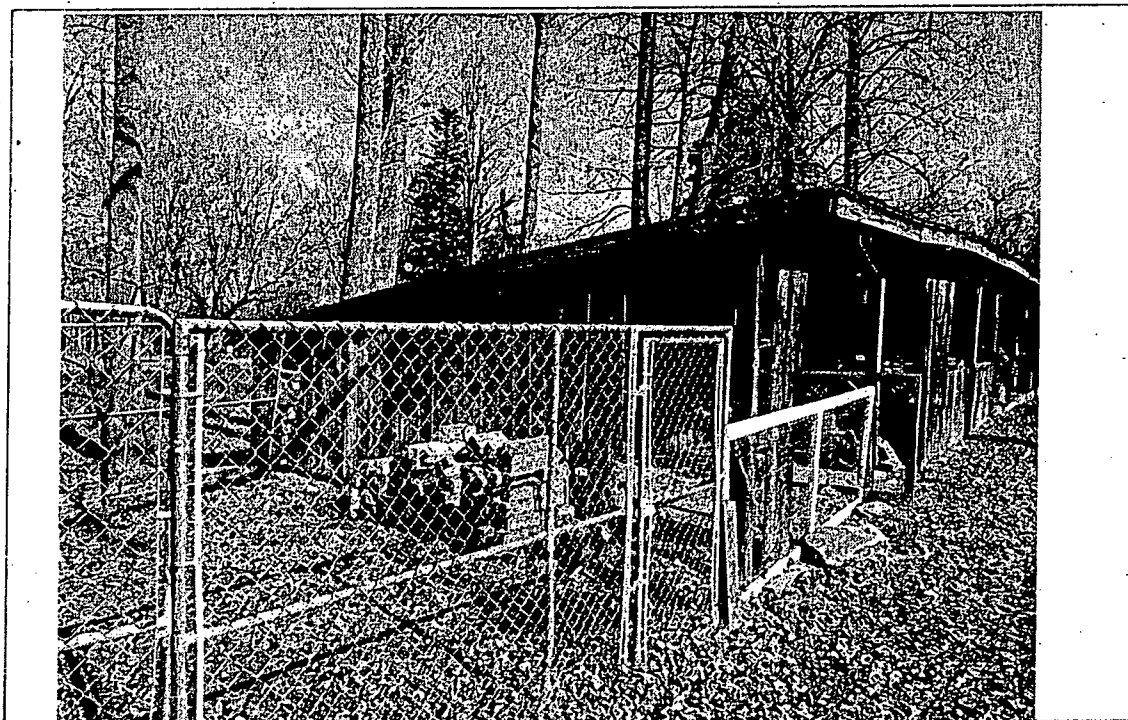


Detail: View of barns.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of east elevation.



Detail: View of west elevation.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of south elevation, looking east.



Detail: View of south elevation, looking east.

Existing Property Condition Photographs (duplicate as needed)



Detail: View of south elevation, looking west toward barns.



Detail: View of south elevation, looking west.

**PUBLIC HEARING
(PRELIMINARY) DRAFT**

**AMENDMENT TO THE APPROVED AND ADOPTED
MASTER PLAN FOR HISTORIC PRESERVATION IN
MONTGOMERY COUNTY, MARYLAND**

OLNEY-SANDY SPRING-GOSHEN AREA HISTORIC RESOURCES

An amendment to the Master Plan for Historic Preservation; being also an amendment to the Olney Master Plan (1980), the Sandy Spring/Ashton Master Plan (1998), and the Preservation of Agriculture and Rural Open Space Plan (1980); and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
May 2001

Reviewed By:

THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)

Approved By:

THE MONTGOMERY COUNTY COUNCIL
(Date to be established)

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THE AMENDMENT

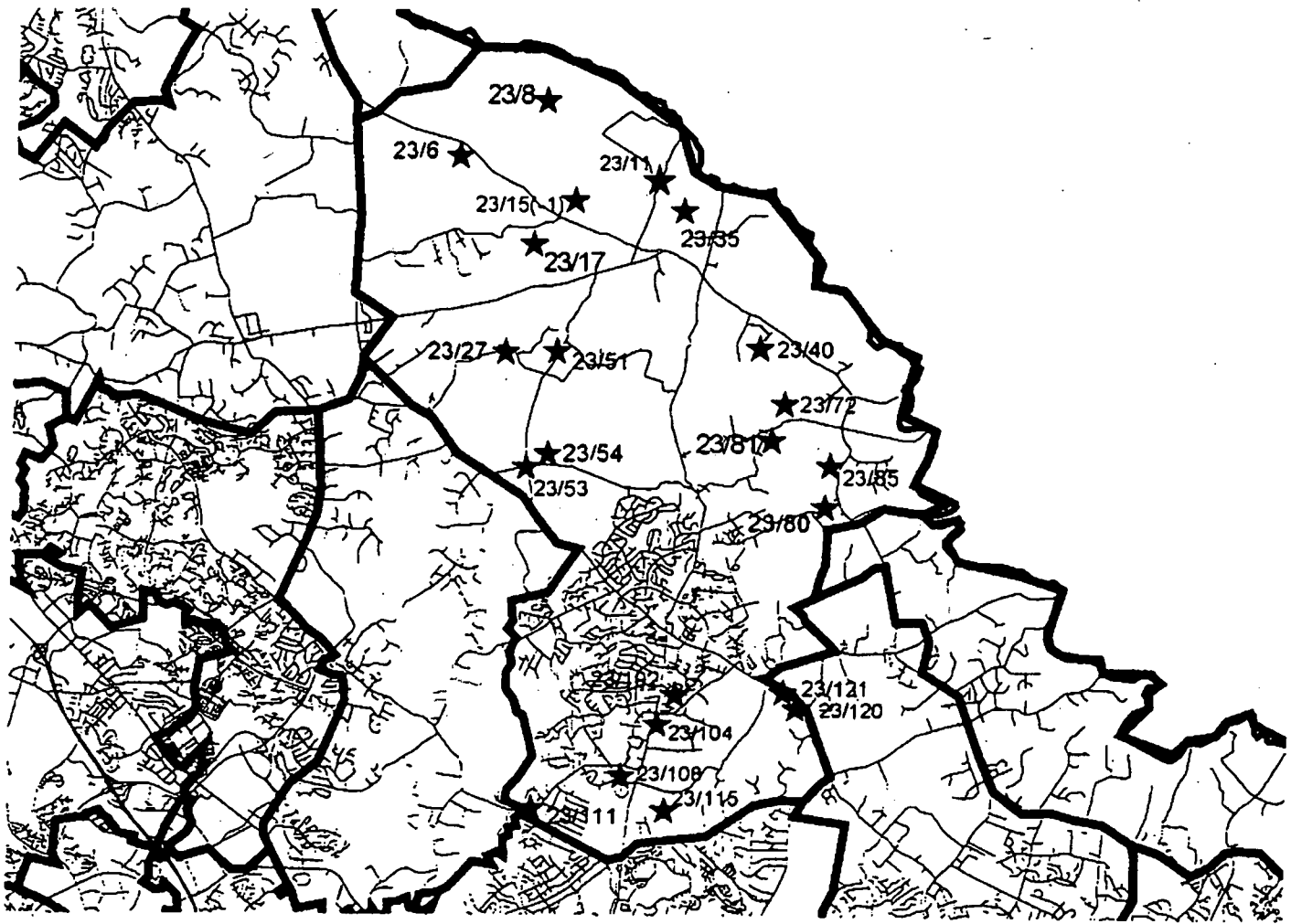
The purpose of this amendment is to consider the designation of historic resources in the Olney-Sandy Spring-Goshen Area. The amendment recommends designation of 32 individual historic sites. If designated on the *Master Plan for Historic Preservation*, these resources would be protected under the County's *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code. In addition this amendment removes from the *Locational Atlas and Index of Historic Sites* other resources located in the Olney-Sandy Spring-Goshen Area as listed on pages 40 and 41.

Individual Resources Recommended for Master Plan Designation

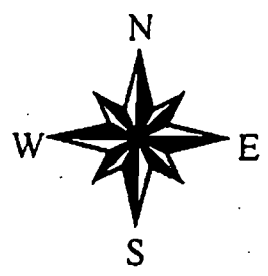
| <u>Site Number</u> | <u>Site Name and Address</u> |
|--------------------|--|
| 23/6 | Samuel O. Dorsey House, 5701 Damascus Road |
| 23/8 | Howard House Cemetery, Elton Farm Road, west side |
| 23/11 | Howard Chapel Cemetery, Howard Chapel and Elton Farm Roads |
| 23/15 | Griffith-Hutton House (Tusculum), 4609 Damascus Road |
| 23/15-1 | Freeman Barns at Sundown Farm, 4601 Damascus Road |
| 23/17 | Edgehill, 4920 Griffith Road |
| 23/27 | Samuel Riggs Farm, 5310 Riggs Road |
| 23/35 | Gaither Farm/Rolling Acres, 3111 Mt Carmel Cemetery Road |
| 23/37 and 38 | Village of Triadelphia and Cemetery, South of Triadelphia Road |
| 23/40 | Elisha Riggs House, New Hampshire Avenue |
| 23/51 | Clover Hill, 21310 Zion Road |
| 23/53 | Mt. Zion School, South west corner of Mt. Zion and Brookeville Roads |
| 23/54 | Bon Secours, 4901 Brookeville Road |
| 23/72 | Prospect Hill, 1811 Brighton Road |
| 23/81 | Landgate Holland Farm, 2030 Brighton Dam Road |
| 23/85 | Fairfield, 20010 New Hampshire Avenue |
| 23/90 | Riverton, 1201 Gold Mine Road |
| 23/102 | Olney Manor Farm, 17510 Prince Phillip Drive |
| 23/104 | Berry - Mackall House, 17017 Georgia Avenue |
| 23/108 | Brooke Manor, 16300 Georgia Avenue |
| 23/111 | Nathan Shaw House / Muncaster Miller's House, 15910 Emory Lane |
| 23/115 | Willow Grove, 16301 Batchelor's Forest Road |
| 23/120 | Thomas Moore House, 17214 Dr. Bird Road |
| 23/121 | Dr. Bird House, 17420 Dr. Bird Road |
| 23/148 | Brookeville Woolen Mill Worker's House, 20529 Riggs Hill Way |

28/63 Bloomfield, 18000 Bentley Road
28/64 Oakleigh, 18010 Bentley Road
28/65 Cloverly, 321 Olney-Sandy Spring Road
28/66 Odd Fellows Hall, 1310 Olney-Sandy Spring Road
14/55 Avalon Farm, 9400 Huntmaster Road
14/63 Dorsey/Warfield House, 7901 Warfield Road

Map 1 - Olney and Vicinity - Location Map for resources considered



- ★ Individual Resources
- Streets
- County Boundary
- Planning Areas



Olney Area Resources



Willow Grove.
16301 Batchellor's Forest Road
#23/115

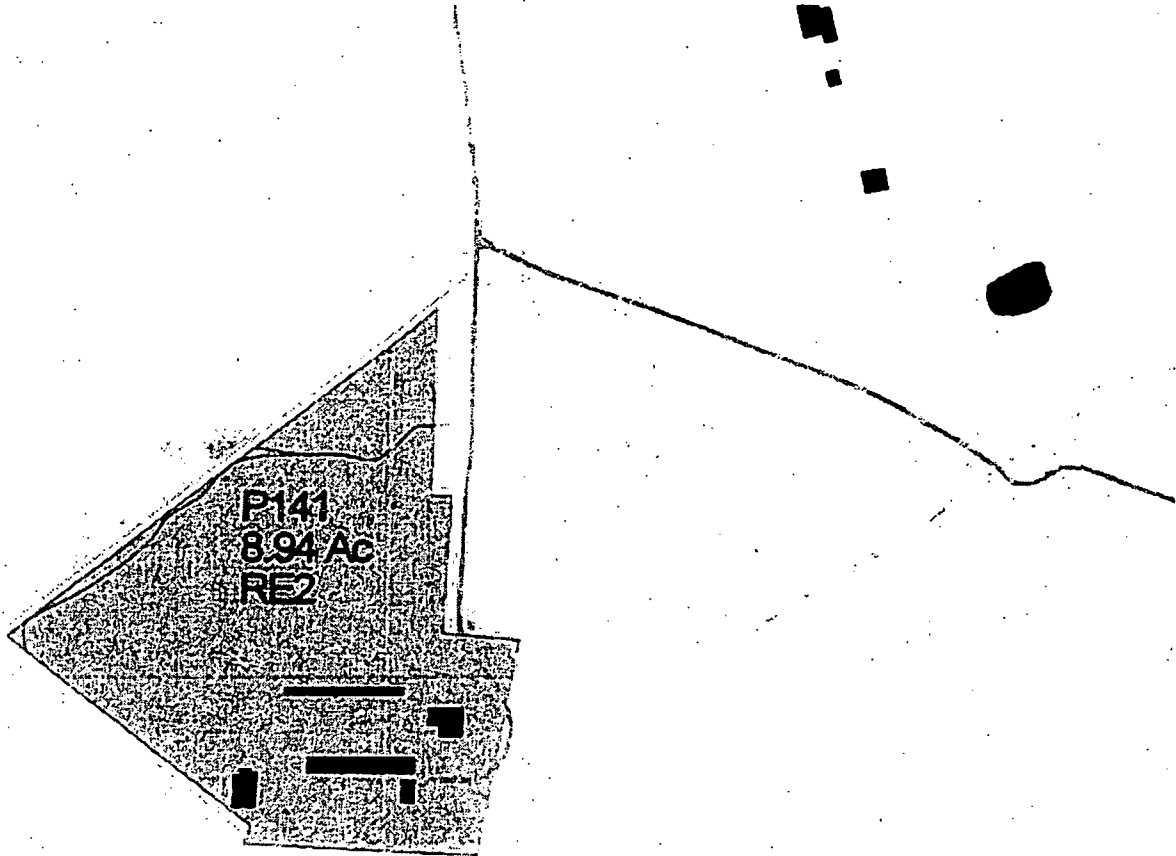
Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located off of Batchellor's Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period.

[CRITERIA: 1A, 1C, 2A]

ZONING: RE2

WILLOW GROVE #23/115



23/115 Willow Grove

ENVIRONMENTAL SETTING: The recommended environmental setting is the entire 8.94 acre parcel 141 on tax map HS 562.



Scale: 1" = 300'

Legend

- Neat Contours
- Buildings
- Drains
- Parking Lots
- Ecology
- Hydrology - Low
- Cultural
- Soil
- Pool
- Unsettled Polygon
- Water
- Wetland
- Wetland - Park
- Wetland - Rip
- Wetland - Peat

1984 Locational Atlas

LOCATIONAL ATLAS HISTORICAL SURVEY OF 400 RESOURCES
SURVEY FORM
ROBINSON & ASSOCIATES, SUMMER 1989

PRINCIPAL BUILDING

OUTBUILDINGS:

YES NO

HISTORIC NAME: Willow Grove

COMMON NAME: _____

ADDRESS: 16301 Batchelor's Forest Road

SITE NUMBER: 23/115 ATLAS MAP: 16 ATLAS COORDINATES: H-7 TAX MAP: HS 562

| | EXCELLENT | VERY GOOD | FAIR | POOR | N/A | UNKNOWN |
|----------------------------|-----------|-----------|------|------|-----|---------|
| INTEGRITY* | X | | | | | |
| ARCHITECTURAL SIGNIFICANCE | | X | | | | |
| ASSOCIATIVE HISTORY | | X | | | | |

Resource is: demolished could not locate
 threatened, explain: _____

ASSIGNED CATEGORY: I II **III** IV V VI
(See reverse side for explanation.)

NOTES: According to the owner, the flat-roofed portion of the house at the rear is the oldest section of the house. This three-bay house has an original/early rear ell and a hood-type portico supported by turned columns. Also on the property are a stone springhouse, a chicken coop, and the ruins of a stone barn.

*Integrity is defined as the maintenance of original features and/or lack of substantial alteration to the resource.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

| | | | | |
|---|--|---|-----------------------|---|
| 1. NAME | | | | |
| COMMON: | | | | |
| AND/OR HISTORIC: Willow Grove | | | | |
| 2. LOCATION | | | | |
| STREET AND NUMBER: 16301 Batchelor's Forest Road | | | | |
| CITY OR TOWN: Olney | | | | |
| STATE: Maryland | | | COUNTY: Montgomery | |
| 3. CLASSIFICATION | | | | |
| CATEGORY (Check One) | | OWNERSHIP | | STATUS |
| <input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object | | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered |
| | | | | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work In progress |
| | | | | ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No |
| PRESENT USE (Check One or More as Appropriate) | | | | |
| <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Government <input type="checkbox"/> Park <input type="checkbox"/> Transportation <input type="checkbox"/> Comments <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Educational <input type="checkbox"/> Military <input type="checkbox"/> Religious _____ <input type="checkbox"/> Entertainment <input type="checkbox"/> Museum <input type="checkbox"/> Scientific _____ | | | | |
| 4. OWNER OF PROPERTY | | | | |
| OWNER'S NAME: A.L. Lauer | | | | |
| STREET AND NUMBER: 16301 Batchelor's Forest Road | | | | |
| CITY OR TOWN: Olney | | | STATE: Maryland | |
| 5. LOCATION OF LEGAL DESCRIPTION | | | | |
| COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse | | | | |
| STREET AND NUMBER: | | | | |
| CITY OR TOWN: Rockville | | | STATE: Maryland | |
| Title Reference of Current Deed (Book & Pg. #): | | | | |
| 6. REPRESENTATION IN EXISTING SURVEYS | | | | |
| TITLE OF SURVEY: | | | | |
| DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local | | | | |
| DEPOSITORY FOR SURVEY RECORDS: | | | | |
| STREET AND NUMBER: | | | | |
| CITY OR TOWN: | | | STATE: | |

DESCRIPTION

| | | | | | | |
|-----------|------------------------------------|---|--------------------------------|---|--------------------------------|------------------------------------|
| CONDITION | (Check One) | | | | | |
| | <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| | (Check One) | | | (Check One) | | |
| | <input type="checkbox"/> Altered | <input checked="" type="checkbox"/> Unaltered | <input type="checkbox"/> Moved | <input checked="" type="checkbox"/> Original Site | | |

DESCRIBE THE PRESENT & ID ORIGINAL (If known) PHYSICAL APPEARANCE

The house is built in two parts. It is a good example of the vernacular "Quaker style" (i.e.-clean, pleasing lines, but not ostentatious.) The main (east) facade is of three bays, with a central doorway. The door itself features a fanlight-transom and sidelights, and is covered with a hood-type portico with an arched ceiling that is supported by slim columns. Siding is of rough clapboards and all windows are 6/6, double-hung. The steep, A-roof is covered with tin, and the chimneys are internal at each end of the house. Small, twin windows (characteristic of the area) are found high in the north and south gable ends.

Extending to the NW rear is a lower, two-story frame section with three bays on its main (north) facade. Like the main part, this is also clapboard and has internal chimneys.

SEE INSTRUCTIONS

CLASS OF BIBLIOGRAPHICAL REFERENCES

Farquhar, R.B. OLD HOMES AND HOUSES OF MONT., CO., MD.
1962, pp.322-324.

GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-----------------------|-----------------------|--------|---|-----------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| | Degree Minute Seconds | Degree Minute Seconds | | Degree Minute Seconds | Degree Minute Seconds | |
| NW | ° ' " | ° ' " | | ° ' " | ° ' " | |
| NE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SE | ° ' " | ° ' " | | ° ' " | ° ' " | |
| SW | ° ' " | ° ' " | | ° ' " | ° ' " | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

SEE INSTRUCTIONS

FORM PREPARED BY

NAME AND TITLE: Michael F. Dwyer, Senior Park Historian

ORGANIZATION: M-NCPHC DATE: 8/12/75

STREET AND NUMBER: 8787 Georgia Ave.

CITY OR TOWN: Silver Spring STATE: Maryland

State Liaison Officer Review: (Office Use Only)

Significance of this property is:
 National State Local

Signature _____

Willow Grove
M:23-115
Montgomery County, Maryland

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Bachellors Forest Road in northeastern Montgomery County. The main farmhouse is a transitional Federal/Greek Revival-style, 2-1/2 story, center-passage frame house with a two-story rear ell, and notable interior detailing.

Willow Grove was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, a Quaker convert, the first settler to the Sandy Spring area, and one of the founding members of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period. Willow Grove meets Criteria A and C of the Maryland Inventory of Historic Properties and the National Register of Historic Places.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. M-23-115

=====

1. Name of Property

=====

historic name Willow Grove

common/other name _____

=====

2. Location

=====

street & number 16301 Batchellor Forest Rd. Not for publication
city or town Olney vicinity X state Maryland code MD
county Montgomery code _____ zip code 20832

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing Noncontributing

| | | |
|----------|----------|------------|
| <u>4</u> | <u>1</u> | buildings |
| _____ | _____ | sites |
| _____ | _____ | structures |
| _____ | _____ | objects |
| <u>4</u> | <u>1</u> | Total |

Is this property listed in the National Register?

Yes _____ Name of Listing _____ No X

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

| | |
|--------------------------------|-------------------------------|
| Cat: <u>DOMESTIC</u> | Sub: <u>Single Dwelling</u> |
| <u>AGRICULTURE/SUBSISTENCE</u> | <u>Barn; Equipment Sheds;</u> |
| | <u>Chicken House</u> |

Current Functions (Enter categories from instructions)

| | |
|----------------------|-----------------------------|
| Cat: <u>DOMESTIC</u> | Sub: <u>Single Dwelling</u> |
| | |
| | |

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Federal

Materials (Enter categories from instructions)

foundation Stone

roof Gable: Standing Seam Metal

walls wood: weatherboard

other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

=====
Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance circa 1850

Significant Dates circa 1850

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder _____

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====

9. Major Bibliographical References

=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Barrow, Healan and Kristine Stevens, *Olney: Echoes of the Past* (Westminster, MD.: Family Line Publications), 1993.

Farquhar, Roger Brooke, *Old Homes and History of Montgomery County, MD.* Silver Spring, MD., 1952, 1962.

Mutual Assurance society records, Montgomery County Historical Society.

Montgomery County Land Records, Montgomery County, Maryland.

Sandy Spring Museum, Vertical Files.

Maps and Drawings and Photographs

Hopkins, G.M., *Atlas of Fifteen Miles around Washington, including the County of Montgomery, Maryland*, 1879.

Martenet and Bond's, *Map of Montgomery County*, 1865.

=====
10. Geographical Data
=====

Acreage of Property 8.94 acres

Verbal Boundary Description (Describe the boundaries of the property.)

Willow Grove occupies Parcel 141 on Montgomery County Tax Map HS 562.

Boundary Justification (Explain why the boundaries were selected.)

This parcel is part of a larger tract of land that has been associated with the property since the 18th century.

=====
11. Form Prepared By
=====

name/title Kimberly Williams/Michele Naru. Architectural Historians
organization M-NCPPC date 6-28-99
street & number 8787 Georgia Avenue telephone 301/563-3403
city or town Silver Spring state MD zip code 20910
=====

12. Property Owner
=====

name John and Kathy Lyons
street & number 16301 Batchellor's Forest Road
telephone 301-570-5577 City or town Olney State MD Zip code 20832
=====

=====

Willow Grove, a circa 1850 farmhouse and its attendant buildings, including a large barn, a chicken house, and spring house, is located on an approximately eight-acre site off of Batchellors Forest Road in northeastern Montgomery County. The property, which retains its original farmhouse and its agricultural character, survives as a good example of a mid-19th century farm property in Montgomery County.

ARCHITECTURAL DESCRIPTION

Built circa 1850¹, and designed in a transitional Federal/Greek Revival style, Willow Grove is a two-story, three-bay, center-passage frame dwelling with a two-story rear ell. Set upon a slightly raised stone foundation, the L-shaped building has weatherboard siding, is covered with a cross gable roof, sheathed with standing seam metal², and features three brick interior end chimneys. A two-story shed-roofed wing of uncertain date fills in the intersection of the two wings, while a contemporary (1997), two-story, gable-roofed kitchen addition with shed-roof extension projects off of the original end wall of the rear ell. A one-story, glazed porch addition against the side wall of the rear ell dates to the mid-20th century.³ The contemporary additions are compatible with the historic structure in terms of scale, materials and details.

¹ This date is based upon a March 1850 Mutual Fire Insurance Policy on Willow Grove that describes the dwelling as "dwelling of frame and of recent construction..." A later policy on the property, dated 1885, describes the roof of the dwelling as being 38 years old. This would put the date of construction of the roof (and most likely, the house) at 1847. Based upon these findings, a circa 1850 date of construction has been attributed to the dwelling. A circa 1850 date is also consistent with the transitional Federal/Greek Revival style interior features. (See the Mutual Fire Insurance Policy #409, March 1850; and Policy #13868, 1885.

² According to the March 1850 Mutual Fire Insurance Policy on Willow Grove, the roof was originally covered with wood shingles. A 1913 policy lists the roof as being covered in metal "in good condition." See Mutual Fire Insurance Company, Policy #53396.

³ This glazed porch sits on a rubble stone foundation and encloses a trap door to the cellar of the house. This glazed porch was probably part of the original rear porch to the house, described in the 1850 Mutual Fire Insurance Policy as a rear porch measuring 50 feet by 8 feet and "forming an elbow."

=====

Exterior:

The east elevation is divided into three bays with a central entry and flanking 6/6 windows on the first story and three single, 6/6 windows on the second story. The front entry, identified by a gable-roofed and vaulted entry porch⁴, features an elegant Federal-style fanlight and sidelights, and a four-paneled wood door, consisting of two, long and narrow panels in the body of the door, and two square panels in the upper level. Delicately carved narrow pilasters with fluting form the architrave of the door and separate it from the sidelights. The windows on this elevation are all the original pegged 6/6 sash with their original louvered shutters.

Two vertical boards in the weatherboard siding located on either side of the central entry, at the inside edge of the flanking windows, extend from the top of the foundation level to the sill of the second story windows. These boards, which appear original, may have been associated with an earlier porch on the house, visible on an undated photograph of Willow Grove. There is no other apparent explanation for these vertical boards.

The south elevation of the house includes the south end wall of the main block of the house and the south side elevation of the rear wing. Between these two wings at their intersection is a two-story, shed-roof frame wing. This wing, clad with weatherboard siding which extends uninterrupted to the end wall of the main wing of the house, is well-integrated to the main structure. Its date of construction is uncertain.⁵

The end wall of the main block has single 6/6 windows towards the rear of the wall in both the first and second stories, and two 6-light casement windows in the attic end. The inside end chimney is located on center of the wall, rising above the roofline at the ridge. The shed-roof extension to this end wall has a pair of 6/6 windows on the first story and a single 6/6 window on the second story.

⁴ This front porch is a mid-20th-century replacement. It's design was based upon the porch that stood at the time of its replacement, though this porch was also a replacement of an earlier one. Historic photos indicate that a shed-roof porch preceded the gable-roofed design.

⁵ The previous owners of Willow Grove contend that this two-story wing was actually the original structure on the site, and that it was later enlarged by the L-house. Other than some hewn joists in the basement under this wing, there is no surviving architectural evidence to support this theory. Rather, it was probably part of the original rear porch described in the 1850 fire insurance policy that was later enclosed (mid-to-late 19th century) and raised a story.

=====

The south side elevation of the rear ell has a 6/6 window and a single door which open onto the glazed porch addition built against this elevation. The second story of the rear ell has a single 6/6 window. However, there may have been another window at this level that is obscured by the two-story "elbow" wing that abuts this side wall.

The north elevation consists of the gable end wall of the main wing, the three-bay deep wall surface of the rear ell, and the side wall of the contemporary addition, with its shed extension. The end wall has two single, 6/6 windows in the rear bay on the first and second stories, and two 6-light casement windows in the attic level. The chimney rises above this wall surface, on center at the ridge line. The rear ell is flush with the end wall of the main wing, and the weatherboard continuous. This ell has three 6/6 windows on the second story and two 6/6 windows on the first story. A small, square window opening is located between the 6/6 windows on the first story.

The west elevation of the house is occupied by the contemporary kitchen addition. This addition is a two-story frame structure clad with weatherboard siding and covered with a gable roof, whose steep pitch imitates that of the main houses.⁶ The windows in the addition follow the 6/6 configuration, and the roof is covered with standing seam metal, also like that of the main house. The shed extension is a treatment that is readily seen in the 19th-century vernacular landscape of the region.

Interior:

The interior of Willow Grove has a center-passage, single-pile plan and a rear service wing. The interior retains a high degree of integrity in that much of the detailing, including stair, mantels, window and door moldings, and floors are original and in excellent condition.

The central entry leads directly into the center passage with a straight-flight stair located against the north side wall. The open-stringer stair features an elegant turned newel, typical of the mid-19th century⁷, delicately turned and tapered balusters,

⁶ The 1997 addition also involved removing the original end wall of the rear ell, and extending the historic kitchen out several feet.

⁷ The stair is transitional Federal/Greek Revival in style. It no longer features an attenuated turned or square newel post typical of the Federal era,

=====

stringer ornament and a paneled wall. The banister railing is almost fully round. Similar stair detailing, including the turned newel and round railing, can be found at Riverton (M:23-90) a nearby property built by 1848.

The passage, laid with its original random-width floors, leads either directly back to the rear service wing, up the stairs to the second floor, or through six-paneled wood doors into the parlor and dining room to either side. Both of the front rooms have fireplaces centered on their exterior end walls; that in the dining room being original and having a plain frieze board with a recessed panel, side pilasters, and a small china closet fitted into the side wall of the chimney breast. The mantel in the living room is less refined and seems out of place, though it closely resembles the mantels on the second floor. It has a wide frieze board, sturdy pilasters and a heavy mantel shelf.

All of the trim in the main wing of the house is square-edged with unadorned, and rather elemental, square corner blocks. The hardware consists mainly of metal lock boxes with the manufacturers medallion. The medallion on one of the dining room lock boxes has the date 1869 inscribed on it.⁸

The rear ell includes a service stair leading to the second floor service rooms, the original kitchen, as extended in 1997, and a "keeping room." The service stair is a steep, straight-flight stair with tongue and groove paneling, a plain square newel post, and two, 2" x 4" railings tenoned into it. The kitchen, a large open space with a brick chimney against its interior end wall, was enlarged from its original configuration during the 1997 renovation by the removal of the original west end wall. The chimney breast is brick, laid in random coursing, and features a jack-arched brick lintel over the fireplace opening. The "keeping room" located in the space between the front dining room and the rear kitchen, shares the central brick chimney with the kitchen. This room, significantly altered during the 1997 renovation, now features a fully paneled fireplace wall.

The second floor of the house has two bedrooms, bath and stair hall in the main wing and two bedrooms and a bath in the rear ell. The front bedrooms have fireplaces, located on center of their exterior walls, that feature similar wood mantels with plain, wide frieze boards and side pilasters.

pronounced moldings of later Greek examples.

⁸ This 1869 date corresponds with a \$700 increase to the fire insurance policy held on the property and may indicate a period of interior improvements.

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

The doors on the second floor are typically six-paneled with lock boxes, and feature square-edged trim with corner blocks and interior beading.

The attic level of the house is actually a finished half-story, reached by the continuation of the main stair in all its elaborateness. From this finished space, which includes a stair landing and rooms to either side, the roof framing systems over both the main wing and rear ell are visible. The roof over the main wing consists of a system of common rafters, measuring 4-1/2" x 3" and located two-feet on center. The rafters sit atop a false board plate and are pegged at the ridge. Several rafters, which suffered fire damage, have sister rafters next to them. The roof over the rear ell consists of a series of common rafters with collar ties, rabeted into the rafters. The rafters measure 4" x 2-3/4" and the collars, 4" x 2". The rafters sit upon a board false plate and are pegged at the ridge. All of the rafters have roman numerals inscribed on them. The roof over the rear ell appears to have been constructed at the same time as the main roof, indicating that this rear wing is an original feature of the house.

Agricultural Buildings and Domestic Outbuildings

A group of several agricultural buildings are located on the property, including a barn, a chicken house, and a spring house.

Chicken House: The chicken house/equipment shed is a long, one-story frame structure covered with a shed roof and built circa 1913. The chicken house is clad on the rear wall with vertical board walls, while the front is open. The interior is divided into a series of rooms, now used for storage. Another chicken house which was located on line with this one was dismantled and its materials used during the renovation of the house.

Barn: A large frame barn measuring 50' x 30' is located furthest from the house, beyond the chicken house. The barn is a timber frame structure set upon a concrete foundation and covered with a gable roof with a hay hood. Probably originally constructed during this century (based upon the poured concrete foundation), the barn was renovated in 1998.

Spring House: The spring house, measuring 18' x 18' is located next to the drive leading into the property. Built circa 1850³, it is

³ Based upon its measurements and its relationship to the house, the spring house appears to be the building identified as an ice house on the 1850 Mutual

INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET
Section 7 Page 6

Inventory No. M-23-115
Willow Grove
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county and state

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a stone structure, built into an embankment over its water source. It is covered with an overhanging gable roof with weatherboarding in the gable end. The roof is sheathed with corrugated metal, under which are wood shingles. A door in the front wall of the stone structure leads into the cool spring house.

Garage: A three-car garage, constructed using the foundation, frame and reused sheathing boards of an existing structure on the site, has just recently been completed. It is located just north of the main house, and is designed in keeping with the architectural character of the property.

Fire Insurance policy. The ice house is described as being 33 yards northwest of the dwelling and measuring 18' x 18'.

STATEMENT OF SIGNIFICANCE

Willow Grove, located at 16301 Batchellors Forest Road in Olney, MD, was constructed by Quaker Roger Brooke VI, a direct descendent of James Brooke, Quaker convert and founding member of Sandy Spring Friends Meeting. The property, which provides a historical link to one of the founding families in the county, also retains its original farmhouse in excellent condition, and its agricultural character. In addition, the house provides an excellent expression of a transitional Federal/Greek Revival-style dwelling from the period. Willow Grove meets Criteria A and C of the Maryland Inventory of Historic Properties and of the National Register of Historic Places.

Historic Context

The land on which Willow Grove was constructed was originally part of the extensive "Bradford's Rest" land grant patented in 1718 for Major John Bradford.¹⁰ Roger Brooke V and Philip Dennis acquired a large portion of this tract in the early 19th century.¹¹ In 1829, Philip Dennis conveyed "Part of lot 16 of the tract designated Bradford's Rest" totaling 15 acres to his son, Philip Dennis, Jr.¹²

In 1840, Roger Brooke, V, a Quaker and direct descendent of James Brooke, founder of the Sandy Spring Meeting of Friends (1753), conveyed to his son, Roger Brooke VI, 276 acres of "Bradford's Rest." Roger Brooke, VI had married Sarah Pleasants in 1835,¹³ and as a wedding gift, Roger Brooke V gave the land to his son and his new bride.¹⁴ In 1842, Roger Brooke VI purchased an additional two parcels of land totaling 45 acres from Philip Dennis, Jr, bringing

¹⁰Farquhar, Willow Grove, pg. 323.

¹¹ Roger Brooke Farquhar, in *Historic Montgomery County Maryland: Old Homes and History* (1952, 1962) states that the previous owner of the property, Philip Denis, is known to have lived on the land, and is believed to have built the house on the site. Recent research into Mutual Fire Insurance Records, however, indicates that the house was built circa 1850, under the ownership of Roger Brooke VI (signed Roger Brooke, jr.).

¹²Montgomery County Courthouse, Deed Book BS2 Folio 342

¹³Farquhar, Willow Grove, pg. 323.

¹⁴Montgomery County Courthouse, Deed Book BS 10 Folio 182

INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET
Section 8 Page 2

Inventory No. M-23-115
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his total land holdings in the vicinity to 321 acres.¹⁵

In March 1850, Roger Brooke, VI (named Roger Brooke, Jr. at the time), took out a fire insurance policy with the Mutual Fire Insurance Company of Montgomery County on his property, Willow Grove.¹⁶ The policy includes insurance on a dwelling house, barn, and contents of barn. The dwelling is described as "a dwelling of frame and of recent construction ... front building 44 feet by 20 feet with back building attached 28 feet by 20 feet, 3 chimneys, and 6 fireplaces."¹⁷ The policy further describes the house as having two porches, front and back; lathed and plastered throughout with the exception of the garret; and covered with cypress shingles. The house was valued at \$2,500 and insured for \$1,500.00.

The policy describes the barn as being 123 feet south of the dwelling and measuring 45 feet by 30 feet with an overjet. The total amount insured against fire, including the house, barns, and their contents was for \$2,200.

Based upon this policy, it appears that Roger Brooke VI built the house presently standing on the property around 1850, along with the barn. In 1861, following his father's death and in accordance with his will, Roger Brooke VI inherited again more land in the vicinity, including "the land on which he lives and ½ of part of Bradford's Rest on which Hazel Cashell lives."¹⁸ During the Civil War, and according to Mary Coffin Brooke's, *Memories of Eighty Years*, when General Joseph Hooke's brigade of Union soldiers were en route from their camp at Fair Hill to Rockville, the soldiers apparently stuffed their knapsacks with potatoes from "the nearby farm, Willow Grove."¹⁹ The 1865 *Martenet and Bond Map of Montgomery County* clearly shows the property with Roger Brooke's name next to it.

Roger Brooke VI and Sarah Pleasants Brooke had a family of children including six boys and three girls. Of these, two boys died before

¹⁵Montgomery County Courthouse, Deed Book BS 11 Folio 261.

¹⁶ Mutual Fire Insurance Company, Policy #409.

¹⁷ This description, save for the front and rear porches, perfectly describes the dwelling today.

¹⁸Montgomery County Courthouse, Deed Book JWS 1 Folio 73

¹⁹ Barrow and Stevens, *Olney: Echoes of the Past*, 58.

INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET
Section 8 Page 3

Inventory No. M-23-115
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maturity. Roger Brooke VI died at the age of fifty-eight in March, 1868.²⁰ Willow Grove was inherited by Alban Brooke, the youngest son of Roger and Sarah. Alban married Sarah E. Pleasants, a cousin from Virginia and they lived at Willow Grove until 1913.²¹ Although Roger Brooke had died in 1868, the 1879 Hopkins Atlas of Montgomery County still identifies the property with his name.

During Alban and Sarah Brooke's ownership of the property, several increases to the prepared fire insurance policy were written to insure several domestic outbuildings not included in the original policy.²² The property was insured for a total of \$5,000, with the dwelling insured for \$2,250 of that total.

In February 1869, a policy change included a \$750 increase on the dwelling, a \$300 on household furniture, a \$450 increase on the barn and shed and a \$100 increase on the hay and grain in the barn. In 1879, a new policy was written by Alban and Sarah Brooke. The amount insured against fire totaled \$5,000. Finally, in 1885, the policy was re-written, but remained insured for the same amount.

In 1913, Tarlton Brooke, Alban and Sarah's son, acquired Willow Grove.²³ Tarlton Brooke was an advocate of the Charter movement for Montgomery County. He was one of the first to push this reform of the county government beginning in 1938. He served on the Charter committee until his death on election day in 1946.²⁴

During Tarlton Brooke's ownership, the farming operations at Willow Grove appear to have been focused on the poultry industry. Between 1913 and 1915, Tarlton took out another fire insurance policy, this one insuring not only the dwelling, barns and domestic outbuildings included on the previous policies, but \$100 on a hen house; \$187 on 500 chickens; \$100 on five incubators; and \$150 on 10 "Colony Houses." Based upon this insurance policy, it appears that the chicken house still standing on the property was built circa 1913.

Tarlton Brooke's widow, Eloise Pleasants Brooke lived at Willow

²⁰Farquhar, Willow Grove, pg. 323.

²¹Montgomery County Courthouse, Deed Book BS 10 Folio 182

²² Mutual Fire Insurance Company of Montgomery County, Policy # 9650; 13868; 53396; and 63624.

²³Montgomery County Courthouse, Deed Book 238 Folio 197

²⁴Farquhar, Willow Grove, pg. 324

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Grove until 1955 when she conveyed the house and the 102 acres of the land to Charles V. Little.²⁵ The following year, Charles Little sold 33 acres of the 102 acres of land to the Maryland Land and Cattle Co.,²⁶ which in turn sold it to the Archer Daniels Midland Co.²⁷

Two years later, Archer Daniels Midland Co. sold the 33 acres of land to Alan Brazee.²⁸ Mr. Brazee subdivided the land and sold a nine-acre parcel with the house intact to Mr. and Mrs Albert Lauer.²⁹

Albert Lauer was the Head Auditor of the U.S. District Court of the District of Columbia. Mr. Lauer and his family of two daughters and four sons, lived at Willow Grove for 38 years.³⁰

The current owners, Mr. John and Mrs. Kathy Lyons, have just recently completed a major renovation of and addition to Willow Grove.

²⁵Montgomery County Courthouse, Deed Book 2072 Folio 390

²⁶Montgomery County Courthouse, Deed Book 2246 Folio 74

²⁷Montgomery County Courthouse, Deed Book 2299 Folio 229

²⁸Montgomery County Courthouse, Deed Book 2500 Folio 520

²⁹Montgomery County Courthouse, Deed Book 2500 Folio 533

³⁰Farquhar, Willow Grove, pg. 324

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Piedmont

Chronological/Development Period (s): Agricultural-Industrial
Transition, 1815-1870

Prehistoric/Historic Period Theme (s):
Agriculture;
Architecture, Landscape Architecture and Community Planning

RESOURCE TYPE(S)

Category: Standing Structure

Historic Environment: Rural

Historic Function (s): Single Dwelling

Known Design Source:

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-23-115
Willow Grove
name of property
Montgomery County, MD
county and state

=====
Chain of Title:

1718 Major John Bradford patented the land tract "Bradford's Rest". (Farquhar)

1821 Roger Brooke V acquired a large tract of land which was part of Bradford's Rest. (Farquhar)

September 10, 1829 Philip Dennis to Philip Dennis Jr. 15 acres. "Part of lot 16 of the tract designated Bradford's Rest." (Deed Book BS2 Folio 342)

April, 1835 Roger Brooke VI married Sarah Pleasants. (Farquhar)

May 9, 1840 Roger Brooke V conveys to Roger Brooke VI. "Part of Bradford's Rest. 276 acres. (Deed Book BS 10 Folio 182)

October 4, 1842 Philip Dennis to Roger Brooke VI. "Two Parcels of land in Bradford's Rest. Parcel #1 = 15 acres, Parcel #2 = 30 acres." (Deed Book BS 11 Folio 261)

January 11, 1861 Roger Brooke V died. (Sentinel, p.50)

January 8, 1861 "Roger Brooke V devises to his son Roger Brooke VI the land on which he lives, and .5 of part of Bradford's Rest on which Hazel Cashell lives." (Deed Book JWS 1 Folio 73)

March, 1868 Roger Brooke VI died.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-23-115
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January 14, 1873 "Heirs of Roger Brooke VI convey to Alban Brooke." 135 acres. (Also identified as lot #1 of the division of the real estate of Roger Brooke V on May 9, 1840--Deed Book BS 10 Folio 182)

January 8, 1913 Alban Brooke conveys to his son, Tarleton Brooke. 135 acres. (Deed Book 238 Folio 197)

July 29, 1940 Tarleton Brooke acquires from William B. Prettyman 115 acres of land. (Deed Book 790 Folio 206)

June 1, 1955 Tarleton Brooke's widow, Eloise Pleasants Brooke sells the house and property to Charles V. Little. 102.948 acres. (Deed Book 2072 Folio 390)

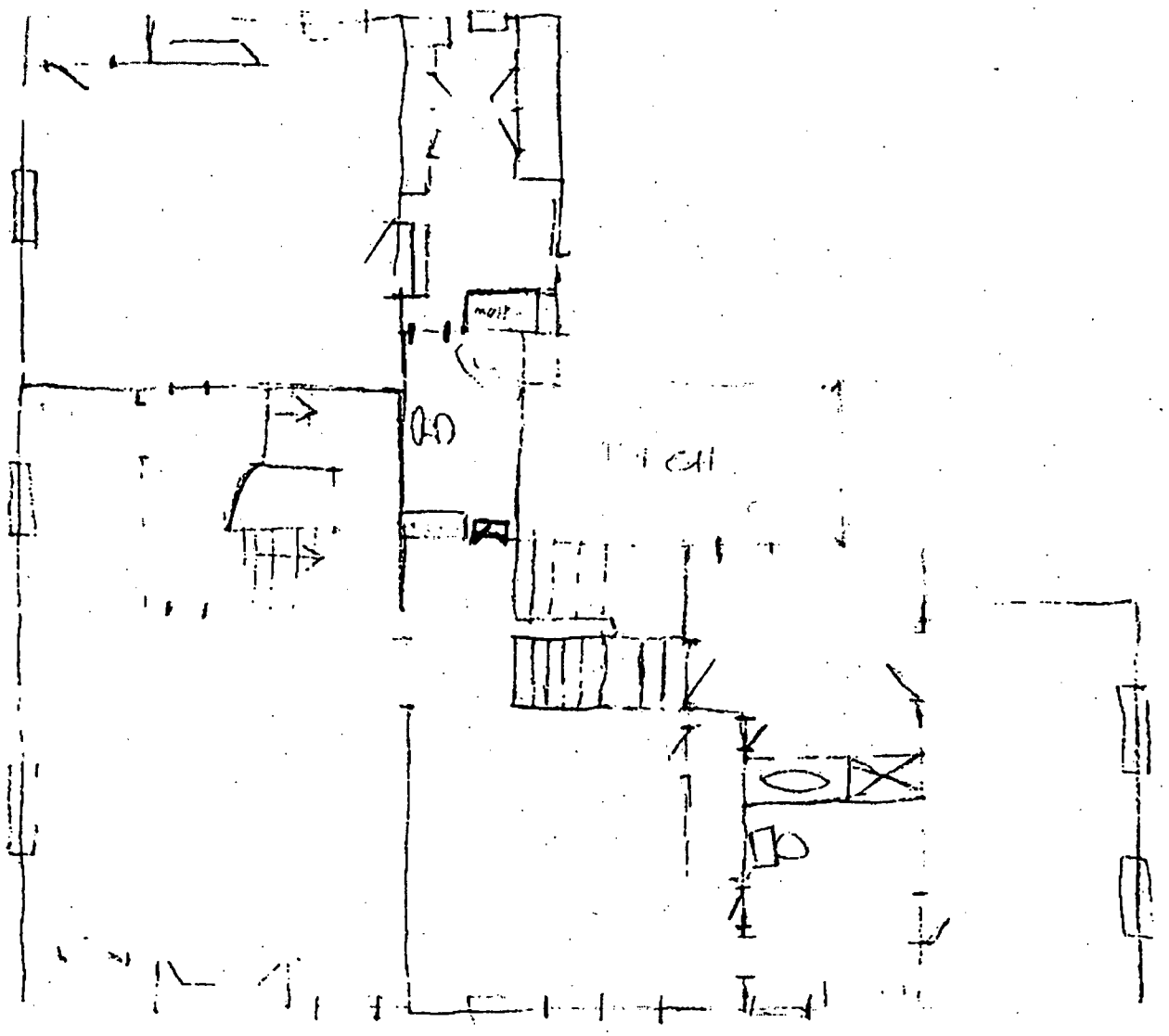
August 14, 1956 Clifford V. Little et al convey to the Maryland Land and Cattle Co. 33 acres. (Deed Book 2246 Folio 74)

August 15, 1956 Maryland Land and Cattle Co. conveys to Archer Daniels Midland Co. 33 acres. (Deed Book 2299 Folio 229)

June 5, 1958 Archer Daniels Midland Co. conveys to Alan Brazee. 33 acres. (Deed Book 2500 Folio 520)

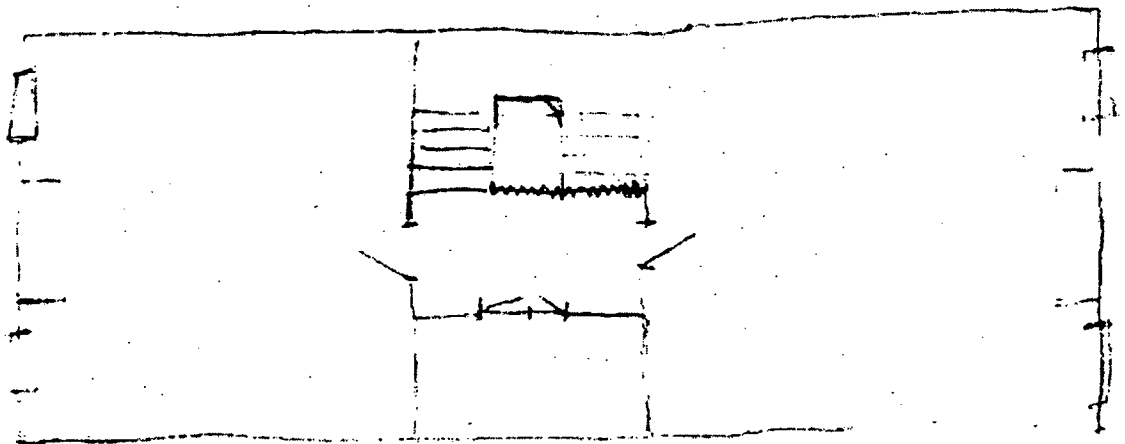
August 23, 1958 Alan Brazee to Albert L. and M.S.Lauer. 8.94 acres. (Deed Book 2500 Folio 533)

October 17, 1996 Albert L. Lauer to John H. and Kathy M. Lyons. 8.94 acres. (Deed Book 14438 Folio 338)



Floor plan of the 2nd floor in accordance with the...

300 500



16/A7

| |
|--|
| Property Address <u>16301 Batchellor's Forest Road, Olney, Montgomery County, Maryland</u> |
| Owner Name/Address <u>Albert L. and M.S. Layer/16301 Batchellor's Forest Road, Olney, MD 20832</u> |
| Year Built <u>circa 1830</u> |

Alias the NR-A-C

Description:

Willow Grove, constructed circa 1830, with subsequent additions, was surveyed by the Maryland National Capital Park and Planning Commission (M-NCPPC) in 1975. The main house is slightly altered from its condition and appearance at the time of previous survey. The massive, external stone chimney and dormers on the west portions of the house are no longer extant.

In addition to the main house and the ruins of the outbuildings discussed in the form, the property includes four additional outbuildings. All of the buildings are located west of the main house. Two of the outbuildings are stables with a metal covered shed roof and vertical wood siding. These two outbuildings are located to the northwest and southwest from the rear of the house. A garage is located south of the stables and southwest of the main house. The garage has a metal covered shed roof and vertical wood siding. A barn is located west of the outbuildings and the house. It has a gable roof and vertical wood siding.

National Register Evaluation:

Willow Grove, constructed in several phases beginning circa 1830, is eligible for the National Register of Historic Places under Criteria A and C, as an excellent example of a nineteenth century agricultural property. While many parts of Montgomery County have experienced intense suburbanization and development in the twentieth century, the area surrounding Willow Grove has retained its agricultural character and represents a continuum of agricultural use since the early-19th century. In addition, the property is eligible under Criterion C, as an intact vernacular farm complex, including an I-house, a barn, two stables, a garage and the ruins of other outbuildings. Character defining features of the main house, such as a central, portico-covered entrance, symmetrical fenestration pattern and simple ornamentation, possess excellent integrity. Willow Grove retains good site integrity despite the reduction of its land holdings to 3.64 hectares (9 acres).

The property is not eligible under Criterion B, as it has no known association with historically significant persons. In addition, it has no known potential to yield important information, and therefore, does not meet Criterion D.

Verbal Boundary Description and Justification:

The National Register boundaries of Willow Grove follow the current property lines of 16301 Batchellor's Forest Road (Tax Map HS562, Lot/Block #P141). This 22.09 hectare (8.94 acre) parcel is bounded on the all sides by adjacent tax parcels. The boundary includes the main house, a barn, two stables, a garage and the foundations of a barn and a spring house. According to the Old Homes and History of Montgomery County, Maryland by Roger Brooke Farquar, the original property contained a part of the tract of land known as Bradfords Rest and an additional 18.21 hectares (45 acres). In 1957, the main house and the 22.09 hectare (8.94 acre) parcel was sold, while the remaining land was subdivided. The current parcel retains the rural character of the property, with more recent development not visible from the long driveway to the house.

MHT CONCURRENCE:

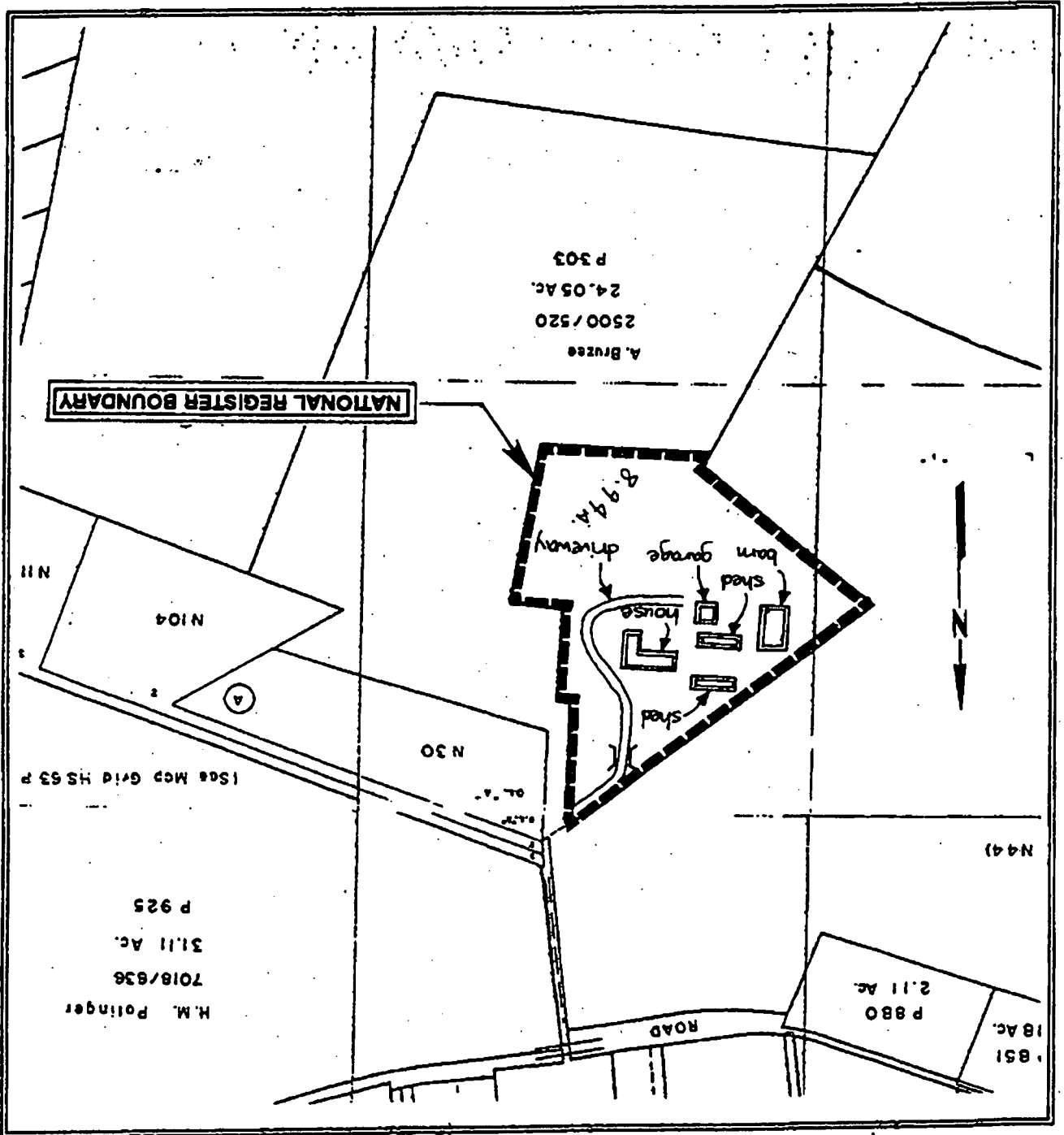
Eligibility recommended not recommended
Criteria A B C D Considerations A B C D E F G None

Justification for decision: _____

Reviewer, Office of Preservation Services Date Reviewer, NR program Date

Preparer:
P.A.C. Spero & Company
March 1996

Prepared:
P.A.C. Spero & Company
March 1996




Site Plan

Property Address 16901 Batchelor's Forest Road, Olney, Montgomery County, Maryland
 Owner Name/Address Albert L. and M.S. Lauer/16901 Batchelor's Forest Road, Olney, MD 20832
 Year Built circa 1830

MEMORANDUM

TO: Robert Hubbard
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Perry Kephart 
Historic Preservation Planner
Design, Zoning, and Preservation Division, M-NCPPC

DATE: December 12, 1996

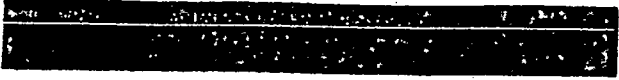
SUBJECT: Willow Grove Farm
16301 Batchelors Forest Road
Olney, MD 20832

As per our agreement regarding determinations of substantial alteration, I am forwarding the following recommendation on Willow Grove Farm, 16301 Batchelors Forest Road, Olney.

The applicant has met with Gwen Marcus Wright and myself regarding the proposed addition to the residence. The proposal is to build a two-story rear addition to the rear wing of the house with a lean-to mud room projecting from the right side of the addition. The addition will be sided with rough cut painted clapboard and is to have double-glazed window units.

The proposal would not constitute inappropriate substantial alteration, and the permit may be released without further review by this office.

Should you have any question, please do not hesitate to contact me at 495-4570.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

HAWP

Contact Email: mbooz@michebooz.com Contact Person: Miche Booz
 Tax Account No.: 00711862 Daytime Phone No.: 301-774-6911
 Name of Property Owner: John & Kathy Lyons Daytime Phone No.: 240-381-5310
 Address: 16301 Batchellors Forest Rd Olney, MD 20832
Street Number City State Zip Code
 Contractor: N/A Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 16301 Street: Batchellors Forest Rd.
 Town/City: Olney, MD Nearest Cross Street: Georgia Avenue
 Lot: _____ Block: _____ Subdivision: 0501
 Map HS52 Grid 0000 Parcel: PI41
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: Patio

1B. Construction cost estimate: \$ \$300,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

M. Booz
 Signature of owner or authorized agent

4.16.13
 Date

Approved: _____
 Disapproved: _____ Signature: [Signature] For Chairperson, Historic Preservation Commission
 Application/Permit No.: 031929 Date Filed: 4/17/13 Date Issued: 6/27/13



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Acting-Chairperson

Date: June 27, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #631929, alterations to accessory structure

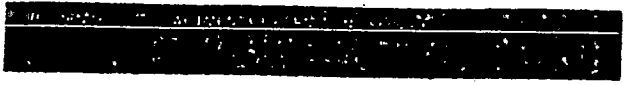
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the May 8, 2013 meeting.

Applicant: John and Kathy Lyons

Address: 16301 Batchellors Forest Road, Olney



HAWP



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mbooz@michebooz.com Contact Person: Miche Booz
 Tax Account No.: 00711862 Daytime Phone No.: 301-774-6911
 Name of Property Owner: John & Kathy Lyons Daytime Phone No.: 240-381-5310
 Address: 16301 Batchellors Forest Rd Olney, MD 20832
Street Number City State Zip Code
 Contractor: N/A Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 16301 Street: Batchellors Forest Rd.
 Town/City: Olney, MD Nearest Cross Street: Georgia Avenue
 Lot: _____ Block: _____ Subdivision: 0501
 Map HS52 Grid 0000 Parcel: PI41
 Liber: _____ Folio: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|---|---|--|--|---|--|---|-------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Patio</u> | | | | |

1B. Construction cost estimate: \$ \$300,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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

M. Booz _____ 4.16.13
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 6/27/13
 Application/Permit No.: 031929 Date Filed: 4/17/13 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Acting-Chairperson

Date: June 27, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #631929, alterations to accessory structure

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, 2013 meeting.

Applicant: John and Kathy Lyons

Address: 16301 Batchellors Forest Road, Olney

