

ROLLING RIDGE AMENDMENT 1992; DAKOTA
ET AL EBILEN

PRELIMINARY DRAFT

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

ROLLING RIDGE, EDWARD CHISWELL FARM,
JOHN JONES FARM, LAWRENCE WHITE FARM

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1980 Preservation of Agriculture and Rural Open Space Master Plan; 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
March, 1992

Revised By:
THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)

Approved By:
THE MONTGOMERY COUNTY COUNCIL
(Date to be established)

ABSTRACT

TITLE: Preliminary Draft Amendment to the Master Plan for Historic Preservation: Rolling Ridge, Edward Chiswell Farm, John Jones Farm, Lawrence White Farm

AUTHOR: The Maryland-National Capital Park and Planning Commission, Montgomery County Planning Board

SUBJECT: Preliminary Draft Amendment to the Master Plan for Historic Preservation: Rolling Ridge, Edward Chiswell Farm, John Jones Farm, Lawrence White Farm

DATE: March, 1992

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

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ABSTRACT: This document contains the text, with supporting maps, for an amendment to the Master Plan for Historic Preservation in Montgomery County, being also an amendment to the 1980 Preservation of Agriculture and Rural Open Space Master Plan; and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland. This amendment designates four individual properties as historic sites to be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

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MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private land-owners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

Preliminary Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the preliminary draft.

Final Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on The Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:


The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.



Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that an Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

THE AMENDMENT

The purpose of this amendment is to designate four individual sites on the Master Plan for Historic Preservation, thereby extending to them the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
16/2	Edward Chiswell Farm/ "Longview"	20130 Wasche Road Dickerson

- o The Edward Chiswell Farm reflects the early history of the County and is representative of the area's cultural, economic, and social evolution. The original 300 acre land patent for this property was called "Allison's Adventure" and was granted in 1729 to John Allison and William Caster. Four consecutive families farmed this land from 1792 to 1906, each occupying the site for approximately 40 years.
- o There are no buildings remaining from the period of John Allison's ownership in the 18th century. However, before 1800, the next owner - Thomas Cooley - built a stone house on the property. He owned 14 slaves and farmed the land.
- o Henry W. Talbott, a planter who also served as a Justice of the Peace and a School Board member, owned the farm from 1814 until 1859.
- o In 1868, the property was sold to Edward Jones Chiswell and his wife, Evalina Allnut Chiswell. Edward Jones Chiswell was a fifth generation Chiswell and was a Second Lieutenant in the Civil War. He served under his relative and neighbor, Elijah Viers White, commander of the 35th Battalion, Virginia Calvary. Many Montgomery County residents who went to Virginia to join the Confederate fighting force were called "Chiswell's Exiles". The house may have been used as a hospital during the Civil War, just prior to Chiswell's ownership. Edward Chiswell had six children, and farmed the property until his death in 1906.
- o The house embodies the distinctive characteristics of several types, periods, and methods of construction and reflects the evolution of the structure over nearly two centuries. There is an original 1 1/2-story Seneca sandstone section; a central section of sandstone and wooden clapboarded; and a three-bay, 2 1/2-story southern addition of stone. Victorian details are present in the frame section with its gable roof and fishscale shingles.
- o Outbuildings include a stone, one-story smokehouse, a small frame springhouse, and the stone foundation of an 18th century barn. A remnant of a "waterfall garden" terraced to the east is similar to landscaping at "Mt. Nebo" and "Dowdens Luck", both National Register sites.

- o The environmental setting recommended by the Historic Preservation Commission is the entire 358.75 acre parcel, with the understanding that the setting may be reduced in the event of future development. All outbuildings and significant landscaping features are included in the setting.
- o The site warrants further archeological study as there may be remnants of the early 19th century Cooley cemetery on the property and other pre-historic remains.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
14/38	Rolling Ridge	7215 Brink Road Laytonsville

- o Rolling Ridge is significant as a rare Montgomery County example of 18th century Georgian architecture, found more commonly in the Virginia Tidewater region.
- o Rolling Ridge was built circa 1790 by a prosperous merchant from Georgetown, Robert Ober. Ober married Catharine Tenney, daughter of Dr. Samuel Tenney, Surgeon General in the Revolutionary War. Ober was known to be an influential and loyal supporter of the United States in the War of 1812. His daughter, Martha J. Ober, married Elisha Riggs Griffith, whose descendants lived at Rolling Ridge until 1903.
- o The main house is a brick 1 1/2-story structure with distinctive paired gable end chimneys. The principle facade is five bays across, including a large central entranceway. At the east end is a kitchen ell, and across the front is a large porch, which may have been added at a later date. Windows are nine over six double hung sash. Two prominent dormers pierce the slate roof on the front elevation. A row of diagonal brick cornice trim at the eaves is an unusual feature of the house.
- o The setting of the house includes large trees and period gardens with boxwood mazes, evergreen hedges, flagstone walks, rock gardens and a "bowling green" developed by Mr. and Mrs. John A. Small during their ownership from 1933 to 1950. John Small was a third generation master landscape architect.
- o There is a gable-roofed bank barn behind the house with tongue and groove siding and slatted windows. The framing is mortised, tenoned, and pegged.
- o Rolling Ridge is located on a parcel of 191.26 acres. The HPC recommends the entire parcel as the environmental setting, with the understanding that the setting may be reduced at the time of subdivision. An additional 25.66 acre parcel lies within the limits of Laytonsville and includes the part of the entrance drive closest to Brink Road.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
16/3	John Jones Farm/Bank Barn	19800 Wasche Road, Dickerson

17

18

19

- o The John Jones Farm has historical significance as part of the original land grant to Edward Jones in the mid-18th century by Lord Baltimore. Called "Eleven Brothers", it was named for Edward Jones' eleven sons. It was farmed continuously by members of the Jones family until 1938.
- o Although the original house on the property burned in 1978, the bank barn on the Jones Farm has significance. The late 19th-century-bank-barn on the John Jones Farm is a familiar visual feature in the scenic Dickerson landscape, and is representative of the rich agricultural heritage of Montgomery County.
- o The barn features un-battened vertical siding with louvered windows, a gabled metal roof with three metal ventilators, and four sliding doors on the ramped north facade. The stone foundation with quoined corners has been painted white. It is similar in design to an early bank barn at nearby "Oak Ridge", also built by the Jones Family.
- o The setting for the barn is a rectangular tract of land that includes the tree-lined drive from Wasche Road and a small storage building, probably an early tenant house. The setting is approximately 200' x 770' (3.58 acres), preserving the vista of the barn from the road (see Figure 4). The site of the 19th century farmhouse, which burned in 1978, is not included in the setting.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
12/31	<u>Lawrence White Farm</u>	20900 and 21120 Martinsburg Road, Dickerson

- o Although the main 19th century farmhouse on the property burned in 1990, the remaining agricultural structures on the Lawrence White Farm are an especially good collection of varied and intact buildings that form a cohesive farmstead.
- o This historic farmstead is significant as an intact and diverse collection of agricultural buildings which represent the farming industry in Montgomery County and its changing nature (from grain-oriented operations to dairy farms) from the late 1800's through the early 1900's.
- o The Lawrence White Farm was built in the late 19th century as a family farm for the son of a locally prominent farmer (Benjamin White of Inverness). As an early family farm, this resource reflects the County's rural development patterns and the community interrelationships.

- o The buildings on the Lawrence White Farm represent a number of significant agricultural styles and building types: the log construction of the smokehouse, the board and batten tenant house which evokes the Carpenter Gothic style, the large wooden bank barn, and the unusually fine Gothic-roofed dairy barn (only one of three such structures in the County).
- o In addition to the historic and cultural importance of the property as "Linden Park" during the ownership of the Matthews family, the Lawrence White Farm has a prominent place in the landscape along historic Martinsburg Road. The collection of agricultural buildings, the mature trees, and the stone walls contribute to the site's importance as a community landmark.
- o ~~The environmental setting for the Lawrence White Farm is the entire parcel, specifically including mature trees and the stone fences surrounding the property, but excluding the County's Composting Facility.~~
- o Buildings on the property are categorized as to their architectural and historical significance so that future changes can be evaluated in this context:

A. Outstanding Resources - should be given the highest level of scrutiny in reviewing proposed alterations:

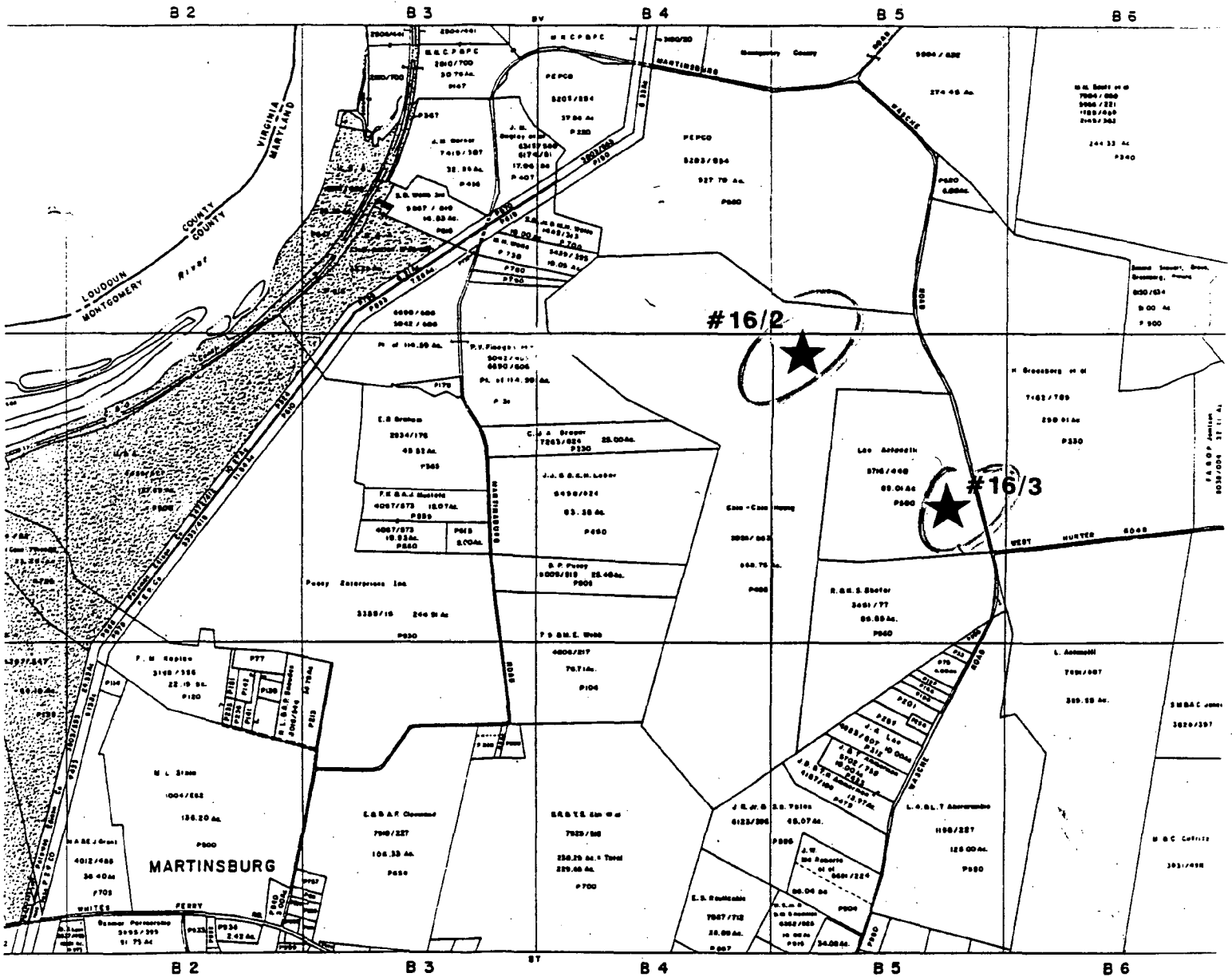
1. small Carpenter Gothic tenant house with board and batten siding
2. log smokehouse with stone chinking
3. bank barn with attached cow shed and silos
4. 20th century Gothic-roofed dairy barn with silo
5. stone fences surrounding property

B. Contributing Resources - should be given a moderate level of scrutiny in reviewing proposed alterations:

1. tractor shed
2. small wooden shed

C. Non-Contributing Resources - should be given the most lenient level of scrutiny in reviewing proposed alterations and may be considered for demolition:

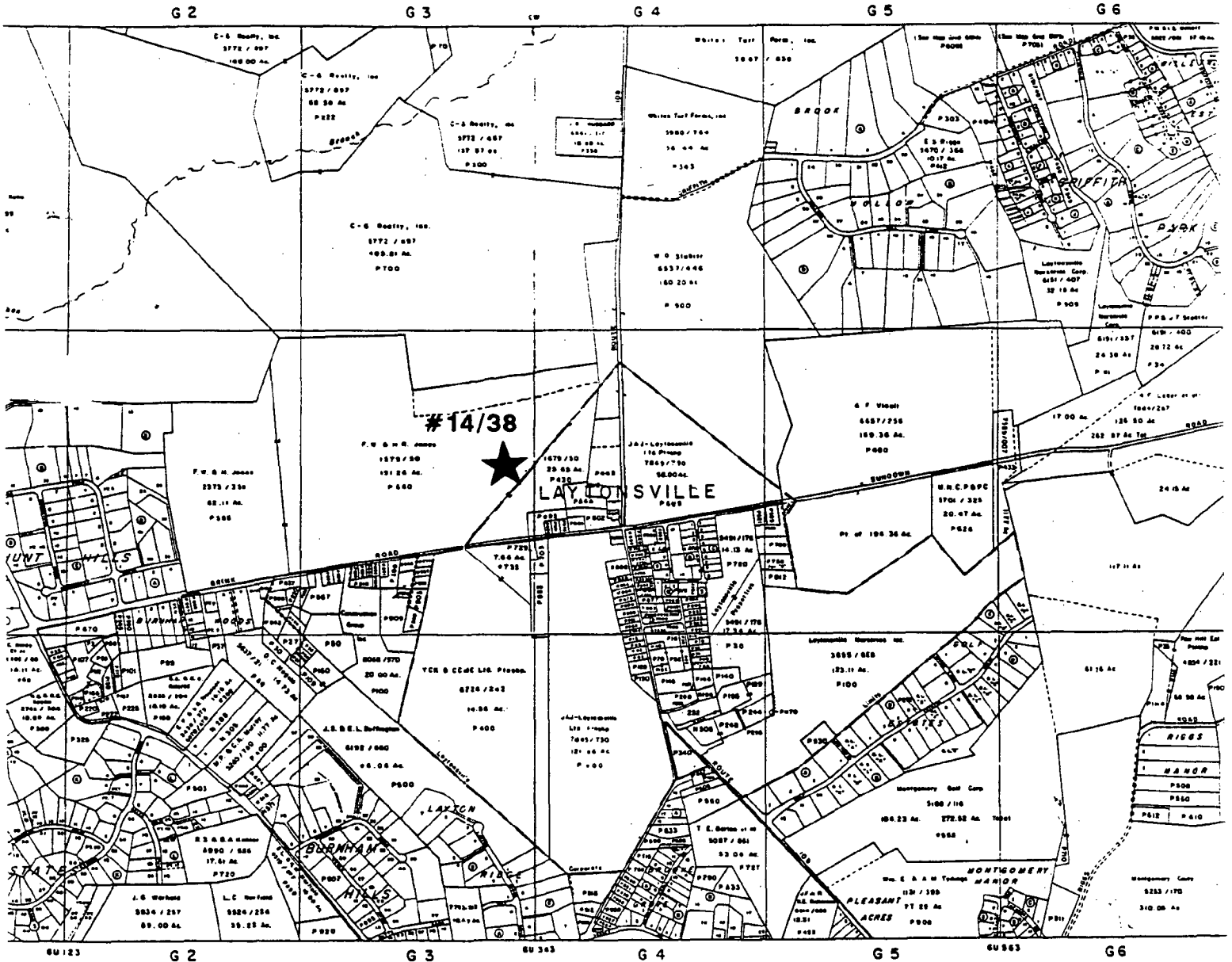
1. two tenant houses, ell-shape in plan.



<p>FROM PLANNOMETRIC MAPS COMPILED BY THE STATE DEPARTMENT OF ASSESSMENTS & TAXATION, MONTGOMERY COUNTY, MARYLAND.</p>	<p>LEADS PARCEL NO. IS USER FOR OWNERSHIP IDENTIFICATION AND MUST BE PRECEDED BY OWN REFERENCE NUMBER LISTED BY COLOR AND THEN BY BOX</p>	<p>COPYRIGHT BY STATE DEPARTMENT OF ASSESSMENTS & TAXATION, OFFICE OF SUPERVISOR OF ASSESSMENTS, MONTGOMERY COUNTY, MARYLAND 1967</p>	<p>DIST. CURRENT TO 3 7-1-68</p>	<p>SCALE 1" = 600'</p>	<p>Map BU</p>
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LOCATION : #16/2 - EDWARD CHISWELL FARM
#16/3 - JOHN A. JONES FARM

(NOT TO SCALE)



#14/38



LAYTONSVILLE

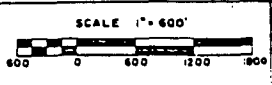
FOR PLANIMETRIC MAPS COMPILED BY US ARE BASED ON N.E.C.C. COORDINATES AT THIS OFFICE FROM GEED MAPS AS ACTUAL FIELD SURVEYS. TRY THE DRAFTING SECTION, MONROE ST., ROCKVILLE, MARYLAND

LEGEND
 ELECTION DISTRICT BOUNDARY
 CORPORATE BOUNDARY
 PARCEL NO. IS USED FOR OWNERSHIP IDENTIFICATION AND MUST BE PRECEDED BY ONE REFERENCE NUMBER FIRST BY COLUMN AND THEN BY ROW

COPYRIGHT BY STATE DEPARTMENT OF ASSESSMENTS & TAXATION, OFFICE OF SUPERVISOR OF ASSESSMENTS MONTGOMERY COUNTY, MARYLAND 207



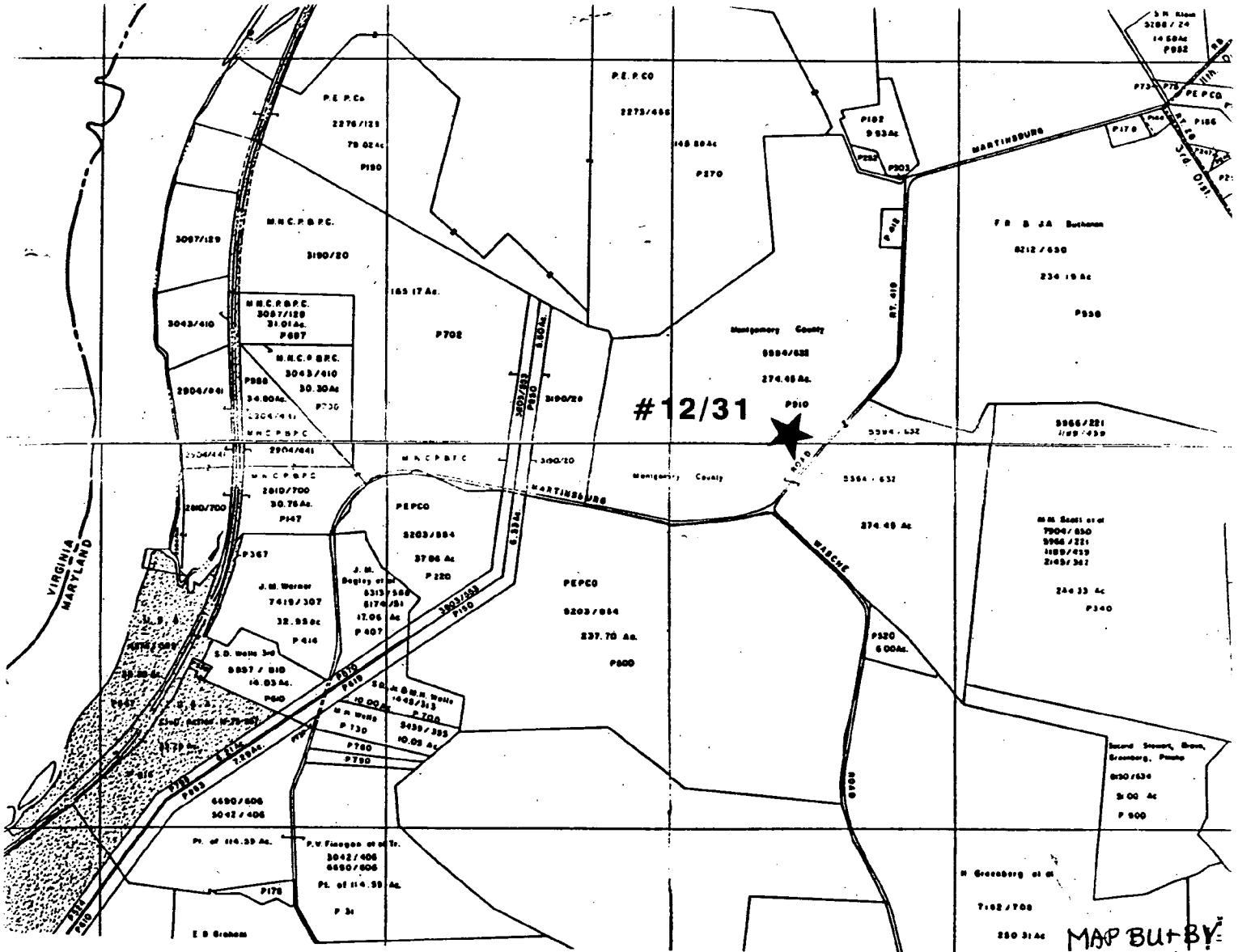
DIST. CURRENT TO 7-1-88



Map G V

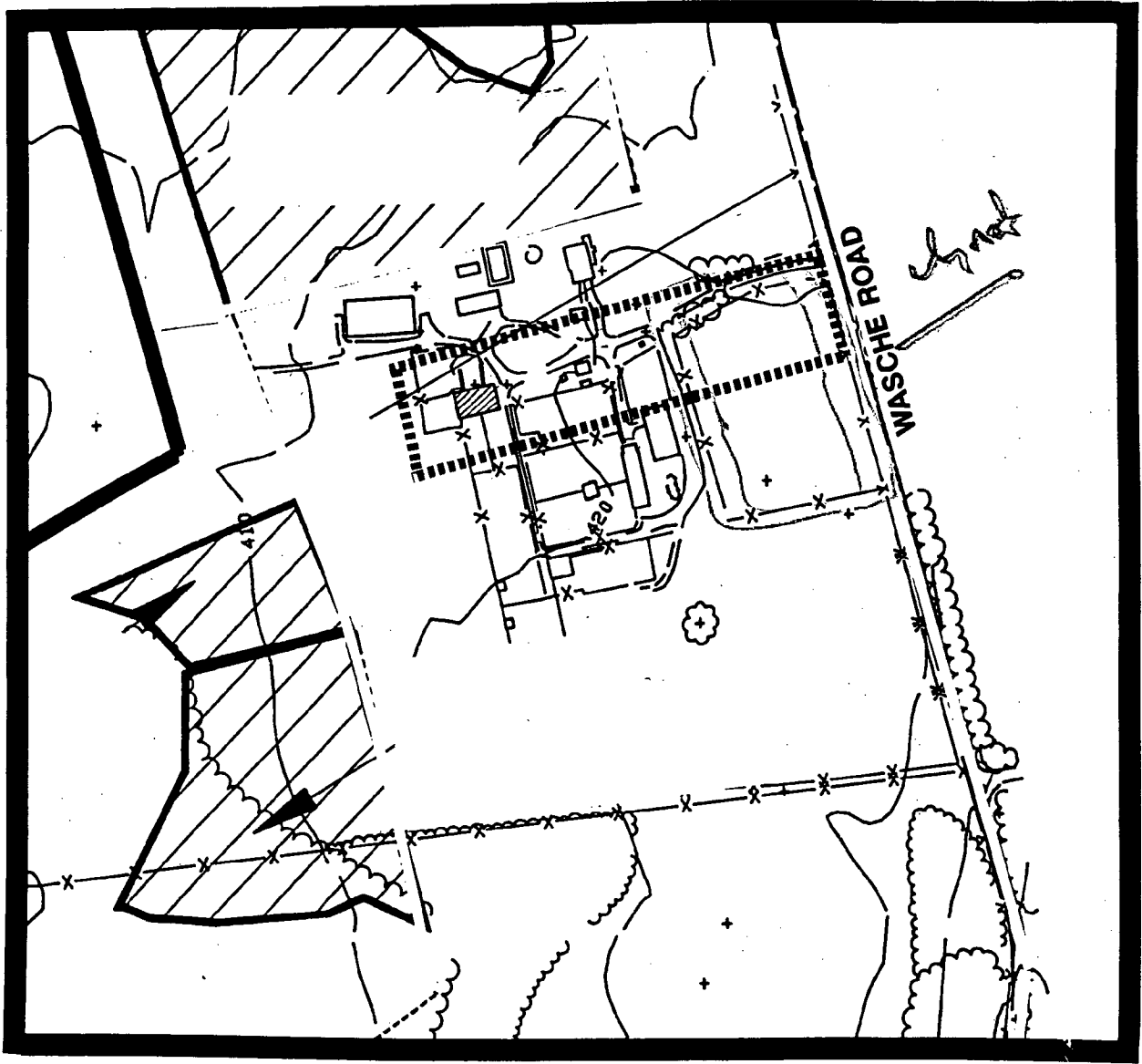
LOCATION : #14/38 - ROLLING RIDGE

(NOT TO SCALE)



LOCATION: #12/31 - LAWRENCE WHITE FARM

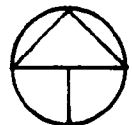
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#16/3 - JOHN A. JONES FARM

----- - RECOMMENDED ENVIRONMENTAL SETTING (3.58 ac)

SCALE: 1"=300'



NORTH

M E M O R A N D U M

January 6, 1993

TO: County Council

FROM: Jean C. Arthur, ^{JCA} Legislative Analyst

SUBJECT: **Action** - Final Draft Amendment to the Historic Preservation Master Plan: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge

The Council held a worksession on this amendment on November 24, 1992 and took the following action:

#16/2 Edward Chiswell Farm
20130 Wasche Road
Dickerson

Designate the property on the Master Plan for Historic Preservation with a reduced environmental setting of 20 acres as delineated on circle 3 . The 20-acre environmental setting would allow the Department of Environmental Protection (DEP) to excavate from the site with minimum impact on the historic buildings. It would allow DEP to buffer the landfill from the road and allow the development of a sediment/stormwater pond.

16/3 John Jones Farm
19800 Wasche Road
Dickerson

Do not designate any part of this property as historic, but retain the property on the Locational Atlas for reconsideration in the future.

**#12/31 Lawrence White Farm
20900 and 21120 Martinsburg Road
Dickerson**

Designate only the gothic barn as a historic resource. Also, the Council instructed the Department of Facilities and Services to stabilize the barn and to attempt to find a party, possibly through a public/private partnership to take over repair and maintenance of the property.

**#14/38 Rolling Ridge
7215 Brink Road
Laytonsville**

The Council agreed to designate Rolling Ridge on the Master Plan with an environmental setting of 25 acres. The Council did not vote on the exact configuration of the environmental setting, but indicated that the master plan should specifically outline the area to be designated to give guidance to the property owners should they choose to develop the property. After meeting with the property owner, Planning Board staff is recommending the 25-acre configuration shown on circle 4 .

The Council also debated the issue of the tenant house. The tenant house was not evaluated by the Historic Preservation Commission (HPC) or the Planning Board because it does not appear in any of the descriptions of Rolling Ridge on the Locational Atlas. At the Planning Board's worksession, a citizen requested that the Board consider placing the tenant house on the Master Plan. The Board declined because the house had not been evaluated by the HPC. The citizen then asked the PHED committee to recommend that the tenant house be placed on the Master Plan. The PHED committee felt it could not do so because the house had not been evaluated by the Planning Board.

At its worksession on November 24, 1992, the Council inquired whether the tenant house is on the Locational Atlas despite the fact that it is not listed or shown in any of the descriptions of Rolling Ridge and all the other buildings on the property are listed. The Council inquired also, whether it could place the tenant house on the Locational Atlas for study by the HPC.

Staff asked the County Attorney's advice on the Council's inquiries. A memorandum from the County Attorney's office is attached at circle 5 .

A copy of the previous Council worksession on this master plan to provide background information is attached.

JCA/cge
Z/606/5 - 7

Resolution No.:
Introduced: November 24, 1992
Adopted:

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

By: District Council

Subject: Final Draft Amendment to the Master Plan for Historic
Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence
White Farm and Rolling Ridge

Background

1. On July 19, 1992, the County Executive submitted the Final Draft Amendment to the Master Plan for Historic Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge.
2. On September 10, 1992 the Council held a public hearing regarding the Master Plan Amendment and forwarded the amendment to the Planning, Housing and Economic Development Committee for review and recommendation (PHED).
3. On October 5, 1992, PHED discussed the master plan and the issues raised at the public hearing.
4. The PHED committee made the following recommendations:
 - Designate Edward Chiswell Farm with an environmental setting of 20 acres and require the Department of Environmental Protection to replant the borrow area and return it to close to its original condition.
 - Designate Rolling Ridge as a historic resource with an environmental setting of 25 acres to be delineated at the time of subdivision.
 - Do not designate the John Jones Farm/Bank Barn on the Master Plan but retain the property on the Locational Atlas for future consideration should the County purchase the property.
 - Designate the Lawrence White Farm as a historic resource and require the Executive to stabilize the buildings on the farm. The Executive branch should attempt to find a private party who is willing to take responsibility for the buildings in exchange for use of the buildings.
5. The Montgomery County District Council reviewed the amendment to the Master Plan for Historic Preservation and the recommendation of the PHED Committee, at worksessions held on November 24, 1992 and January 12, 1993. The Council voted to approve the amendment to the Master Plan for Historic Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge as follows:

Action

The Final Draft Amendment to the Master Plan for Historic Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge is approved as follows:

1. Designate Edward Chiswell Farm with a 20-acre environmental setting as delineated on Figure _____. This setting includes the main house, a tenant house, all outbuildings, and the remains of the "waterfall" gardens. Areas between this setting and Wasche Road, from which soil will be borrowed for the landfill, will be reclaimed and planted with mixed native trees and shrubs. Additionally, grading will return the slopes in these areas to a naturalistic appearance similar to existing conditions, but at lower elevations.
2. Do not designate the John Jones Farm but retain on the Locational Atlas.
3. Designate only the gothic barn on the Lawrence White Farm and encourage the Executive to find a party to take over repair and maintenance of the buildings.
4. Designate Rolling Ridge on the Master Plan for Historic Preservation. The environmental setting shall consist of approximately 25 acres as delineated on Figure _____. The environmental setting includes all important characteristics of the site, specifically the main house, surrounding gardens, the tree-lined drive, and scenic vistas.

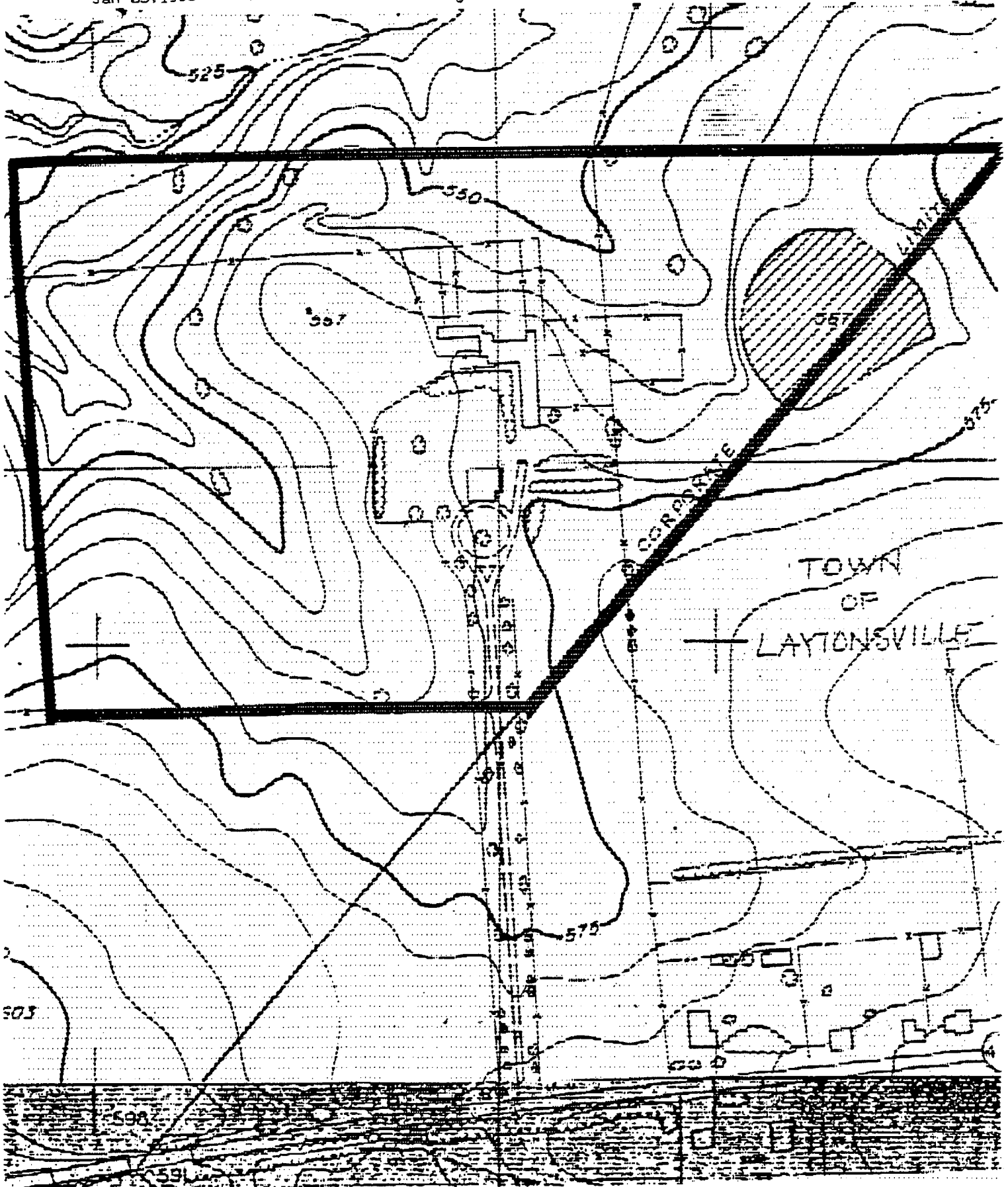
This is a correct copy of Council action.

Kathleen A. Freedman, CMC
Secretary of the Council

Approved:

Neal Potter, County Executive

Date



Proposed 25' wide
 Sidewalk - Rolling Ridge
 (4)

MEMORANDUM

November 18, 1992

TO: County Council

FROM: Jean C. Arthur, Legislative Analyst *JCA*

SUBJECT: Action - Final Draft Amendment to the Historic Preservation Master Plan: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge

The Planning, Housing and Economic Development Committee (PHED) discussed this Master Plan Amendment at a worksession held on October 5, 1992 and makes the following recommendations. Detailed descriptions of these properties are on circles 9-17 and 39-61. The Master Plan amendment as originally submitted is attached as well as a draft resolution. Letters from property owners are also included in this packet.

#16/2 Edward Chiswell Farm
20130 Wasche Road
Dickerson

This property is recommended for designation because the house embodies the distinctive characteristics of several types, periods and methods of construction and reflects the evolution of the structure over nearly two centuries. The property has been farmed by four families from 1792 to 1906. The farm is named for Edward Jones Chiswell who served in the 35th Battalion, Virginia Calvary. This property is on the County's proposed landfill.

PHED Committee

The committee voted 2 - 1 to recommend historic designation of the Edward Chiswell Farm with a 20-acre environmental setting. The County Executive requested the 20-acre environmental setting because the 39-acre setting recommended by the Planning Board would include an area where the Executive expects to take soil for developing the landfill. The committee feels that the Department of Environmental Protection (DEP) should be able to extract

dirt from the farm since hauling dirt in would be costly and have a negative impact on the surrounding community. The 20-acre environmental setting would allow DEP to excavate soil from the farm with minimum impact on the historic buildings. It would also allow DEP to buffer the landfill from the road and allow the development of a sediment/stormwater pond. The Department has said that it will replant the excavation area to restore it to a naturalistic state.

#16/3 John Jones Farm
19800 Wasche Road
Dickerson

The Planning Board recommended historic designation of the late 19th century Bank Barn on the Jones Farm because it "is a familiar visual feature in the scenic Dickerson landscape, and is representative of the rich agricultural heritage of Montgomery County." The Planning Board recommended an environmental setting of a rectangular 3.5 acres which included the tree-lined drive from Wasche Road and a small storage building.

PHED Committee

The committee recommends that the barn on this farm not be designated on the Master Plan but that it remain on the Locational Atlas. The committee agreed with the property owner that historic designation and the regulation involved would have a negative impact on the operations of the farm.

The John Jones Farm is part of the proposed Site 2 landfill and the committee suggests that the historic designation could be reconsidered when or if the County has purchased the property.

#12/31 Lawrence White Farm
20900 and 21120 Martinsburg Road
Dickerson

The Lawrence White Farm (known in the community as the Matthews Farm) is recommended for designation based on architectural styles and the farm has a prominent place in the landscape along historic Martinsburg Road. The Planning Board recommended an environmental setting of the entire parcel, including mature trees and the stone fences surrounding the property, but excluding the County's composting facility. This property was acquired by the County in 1980 to serve as an interim sludge facility.

PHED Committee

At the PHED Committee worksession the committee recommended designation of this farm as a historic resource. The committee also asked the Executive Branch to stabilize the property to halt further deterioration and to look into whether a private party would be willing to take control of the buildings. Since that worksession staff has learned that at least one member of the committee is considering changing his vote. Staff believes that the issue deserves further discussion.

Staff Comments

The Lawrence White Farm belongs to the County, but the County Executive is not supporting the designation because of the poor structural condition of the buildings. These buildings have not always been in poor condition. The buildings on the farm have been vacant since 1982 and the structures are deteriorated due to lack of upkeep and maintenance. The Council appropriated \$72,000 in the FY93 budget to be used to stabilize the buildings on the Lawrence White Farm, however, the Executive believes that the cost of rehabilitating the structures could exceed \$200,000.

In a memorandum dated November 9, 1992 (attached at circles 18-24), the Director of Facilities and Services seeks to further clarify the position of the Executive. The Director argues that the cost of stabilizing and repairing these buildings outweigh the historic significance of the structures. Staff agrees that in the County's current financial situation spending money on buildings that are in such poor condition is not wise. But, staff believes that the County is setting a bad example by allowing property which it owns and which is on the Locational Atlas to deteriorate to a point of what is essentially "demolition by neglect." Private citizens are fined for similar actions.

The Executive has said that he will attempt to find a private sector individual or group who would be willing to take on the responsibility for repairing the structures in exchange for using them. That should be encouraged. Additionally, as an alternative to not designating this property on the Master Plan because of concerns about renovation costs, the Council may choose to retain it on the Locational Atlas pending further investigation into renovation options and a potential public/private partnership.

#14/38 Rolling Ridge
7215 Brink Road
Laytonsville

Built in circa 1790, Rolling Ridge is significant as a rare Montgomery County example of 18th century Georgian architecture. The Planning Board recommended an environmental setting of the entire 191.26 acres parcel, with the understanding that the setting may be reduced at the time of subdivision.

PHED Committee

The committee recommends designation of Rolling Ridge as a historic resource but with an environmental setting of 25 acres. The setting would be delineated at the time of subdivision and would include the main house, surrounding gardens, the tree-lined drive and scenic vistas.

JCA/cge
2/606/5 = 7

Resolution No.:
Introduced: November 24, 1992
Adopted:

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

By: District Council

Subject: Final Draft Amendment to the Master Plan for Historic
Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence
White Farm and Rolling Ridge

Background

1. On July 19, 1992, the County Executive submitted the Final Draft Amendment to the Master Plan for Historic Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge.
2. On September 10, 1992 the Council held a public hearing regarding the Master Plan Amendment and forwarded the amendment to the Planning, Housing and Economic Development Committee for review and recommendation (PHED).
3. On October 5, 1992, PHED discussed the master plan and the issues raised at the public hearing.
4. The PHED committee made the following recommendations:
 - o Designate Edward Chiswell Farm with an environmental setting of 20 acres and require the Department of Environmental Protection to replant the borrow area and return it to close to its original condition.
 - o Designate Rolling Ridge as a historic resource with an environmental setting of 25 acres to be delineated at the time of subdivision.
 - o Do not designate the John Jones Farm/Bank Barn on the Master Plan but retain the property on the Locational Atlas for future consideration should the County purchase the property.
 - o Designate the Lawrence White Farm as a historic resource and require the Executive to stabilize the buildings on the farm. The Executive branch should attempt to find a private party who is willing to take responsibility for the buildings in exchange for use of the buildings.
5. The Montgomery County District Council reviewed the amendment to the Master Plan for Historic Preservation and the recommendation of the PHED Committee, at a worksession held on November 24, 1992. The Council voted to adopt the recommendation of the PHED Committee.

Action

The Final Draft Amendment to the Master Plan for Historic Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge is approved as follows:

1. Designate Edward Chiswell Farm with a 20-acre environmental setting as delineated on Figure_____. This setting includes the main house, a tenant house, all outbuildings, and the remains of the "waterfall" gardens. Areas between this setting and Wasche Road, from which soil will be borrowed for the landfill, will be reclaimed and planted with mixed native trees and shrubs. Additionally, grading will return the slopes in these areas to a naturalistic appearance similar to existing conditions, but at lower elevations.
2. Do not designate the John Jones Farm but retain on the Locational Atlas.
3. Designate the Lawrence White Farm and encourage the Executive to find a party to take over repair and maintenance of the buildings.
4. Designate Rolling Ridge on the Master Plan for Historic Preservation. The environmental setting shall consist of approximately 25 acres and shall be delineated at the time of subdivision. The environmental setting must include all important characteristics of the site, specifically the main house, surrounding gardens, the tree-lined drive, and scenic vistas. An additional 25.66 acre parcel lies within the limits of Laytonsville and includes the part of the entrance drive closest to Brink Road.

This is a correct copy of Council action.

Kathleen A. Freedman, CMC
Secretary of the Council

Approved:

Neal Potter, County Executive

Date

FINAL DRAFT

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

**ROLLING RIDGE, EDWARD CHISWELL FARM,
JOHN JONES FARM, LAWRENCE WHITE FARM**

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1980 Preservation of Agriculture and Rural Open Space Master Plan; 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, 1992**

**Revised By:
THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)**

**Approved By:
THE MONTGOMERY COUNTY COUNCIL
(Date to be established)**

ABSTRACT

TITLE: Final Draft Amendment to the Master Plan for
Historic Preservation: Rolling Ridge, Edward Chiswell
Farm, John Jones Farm, Lawrence White Farm

AUTHOR: The Maryland-National Capital Park and Planning
Commission, Montgomery County Planning Board

SUBJECT: Final Draft Amendment to the Master Plan for
Historic Preservation: Rolling Ridge, Edward Chiswell
Farm, John Jones Farm, Lawrence White Farm

DATE: May, 1992

PLANNING AGENCY: The Maryland-National Capital Park and
Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

NUMBER OF PAGES: 9

ABSTRACT: This document contains the text, with supporting maps,
for an amendment to the Master Plan for Historic
Preservation in Montgomery County, being also an
amendment to the 1980 Preservation of Agriculture and
Rural Open Space Master Plan; and an amendment to the
General Plan for the Physical Development of the Mary-
land-Washington Regional District within Montgomery
County, Maryland. This amendment designates four indi-
vidual properties as historic sites to be protected
under the County's Historic Preservation Ordinance,
Chapter 24A of the Montgomery County Code.



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ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

Bruce Adams, President
Marilyn J. Praisner, Vice-President
Derick P. Berlage, Councilmember
Nancy Dacek, Councilmember
Gail Ewing, Councilmember
William E. Hanna, Jr., Councilmember
Betty Ann Krahnke, Councilmember
Isiah Leggett, Councilmember
Michael L. Subin, Councilmember

COUNTY EXECUTIVE

Neal Potter

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
COMMISSION

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Montgomery County
Planning Board

Gus Bauman, Chairman
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Joseph B. Brenneman
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Hank Handler
Ellen Pratt Harris
George Kousoulas
Martha Lanigan
Kenneth P. Norkin

MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private land-owners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

Preliminary Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the preliminary draft.

Final Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on The Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that an Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

THE AMENDMENT

The purpose of this amendment is to designate four individual sites on the Master Plan for Historic Preservation, thereby extending to them the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
16/2	Edward Chiswell Farm/ "Longview"	20130 Wasche Road Dickerson

- o The Edward Chiswell Farm reflects the early history of the County and is representative of the area's cultural, economic, and social evolution. The original 300 acre land patent for this property was called "Allison's Adventure" and was granted in 1729 to John Allison and William Caster. Four consecutive families farmed this land from 1792 to 1906, each occupying the site for approximately 40 years.
- o There are no buildings remaining from the period of John Allison's ownership in the 18th century. However, before 1800, the next owner - Thomas Cooley - built a stone house on the property. He owned 14 slaves and farmed the land.
- o Henry W. Talbott, a planter who also served as a Justice of the Peace and a School Board member, owned the farm from 1814 until 1859.
- o In 1868, the property was sold to Edward Jones Chiswell and his wife, Evalina Allnut Chiswell. Edward Jones Chiswell was a fifth generation Chiswell and was a Second Lieutenant in the Civil War. He served under his relative and neighbor, Elijah Viers White, commander of the 35th Battalion, Virginia Calvary. Many Montgomery County residents who went to Virginia to join the Confederate fighting force were called "Chiswell's Exiles". The house may have been used as a hospital during the Civil War, just prior to Chiswell's ownership. Edward Chiswell had six children, and farmed the property until his death in 1906.
- o The house embodies the distinctive characteristics of several types, periods, and methods of construction and reflects the evolution of the structure over nearly two centuries. There is an original 1 1/2-story Seneca sandstone section; a central section of sandstone and wooden clapboarded; and a three-bay, 2 1/2-story southern addition of stone. Victorian details are present in the frame section with its gable roof and fishscale shingles.
- o Outbuildings include a stone, one-story smokehouse, a small frame springhouse, and the stone foundation of an 18th century barn. A remnant of a "waterfall garden" terraced to the east is similar to landscaping at "Mt. Nebo" and "Dowdens Luck", both National Register sites.

- o The environmental setting is an area of approximately 39 acres out of the 358.75 acre parcel. This setting, delineated in Figure 4, includes the main house, all outbuildings, and significant landscape features - such as the remains of the "waterfall" garden and the vista from Wasche Road.
- o The site warrants further archeological study as there may be remnants of the early 19th century Cooley cemetery on the property and other pre-historic remains.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
14/38	Rolling Ridge	7215 Brink Road Laytonsville

- o Rolling Ridge is significant as a rare Montgomery County example of 18th century Georgian architecture, found more commonly in the Virginia Tidewater region.
- o Rolling Ridge was built circa 1790 by a prosperous merchant from Georgetown, Robert Ober. Ober married Catharine Tenney, daughter of Dr. Samuel Tenney, Surgeon General in the Revolutionary War. Ober was known to be an influential and loyal supporter of the United States in the War of 1812. His daughter, Martha J. Ober, married Elisha Riggs Griffith, whose descendants lived at Rolling Ridge until 1903.
- o The main house is a brick 1 1/2-story structure with distinctive paired gable end chimneys. The principle facade is five bays across, including a large central entranceway. At the east end is a kitchen ell, and across the front is a large porch, which may have been added at a later date. Windows are nine over six double hung sash. Two prominent dormers pierce the slate roof on the front elevation. A row of diagonal brick cornice trim at the eaves is an unusual feature of the house.
- o The setting of the house includes large trees and period gardens with boxwood mazes, evergreen hedges, flagstone walks, rock gardens and a "bowling green" developed by Mr. and Mrs. John A. Small during their ownership from 1933 to 1950. John Small was a third generation master landscape architect.
- o Rolling Ridge is located on a parcel of 191.26 acres. The environmental setting is the entire parcel, with the understanding that the setting may be reduced at the time of subdivision. A reduced setting must include all important characteristics of the site, specifically the main house, surrounding gardens, the tree-lined drive, and scenic vistas. An additional 25.66 acre parcel lies within the limits of Laytonsville and includes the part of the entrance drive closest to Brink Road.

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<u>Site #</u>	<u>Name</u>	<u>Location</u>
16/3	John Jones Farm/Bank Barn	19800 Wasche Road, Dickerson
	<ul style="list-style-type: none"> o The John Jones Farm has historical significance as part of the original land grant to Edward Jones in the mid-18th century by Lord Baltimore. Called "Eleven Brothers", it was named for Edward Jones' eleven sons. It was farmed continuously by members of the Jones family until 1938. o Although the original house on the property burned in 1978, the bank barn on the Jones Farm has significance. The late 19th century bank barn on the John Jones Farm is a familiar visual feature in the scenic Dickerson landscape, and is representative of the rich agricultural heritage of Montgomery County. o The barn features un-battened vertical siding with louvered windows, a gabled metal roof with three metal ventilators, and four sliding doors on the ramped north facade. The stone foundation with quoined corners has been painted white. It is similar in design to an early bank barn at nearby "Oak Ridge", also built by the Jones Family. o The setting for the barn is a rectangular tract of land that includes the tree-lined drive from Wasche Road and a small storage building, probably an early tenant house. The setting is approximately 200' x 770' (3.58 acres), preserving the vista of the barn from the road (see Figure 5). The site of the 19th century farmhouse, which burned in 1978, is not included in the setting. 	

<u>Site #</u>	<u>Name</u>	<u>Location</u>
12/31	Lawrence White Farm	20900 and 21120 Martins- burg Road, Dickerson
	<ul style="list-style-type: none"> o Although the main 19th century farmhouse on the property burned in 1990, the remaining agricultural structures on the Lawrence White Farm are an especially good collection of varied and intact buildings that form a cohesive farmstead. o This historic farmstead is significant as an intact and diverse collection of agricultural buildings which represent the farming industry in Montgomery County and its changing nature (from grain-oriented operations to dairy farms) from the late 1800's through the early 1900's. o The Lawrence White Farm was built in the late 19th century as a family farm for the son of a locally prominent farmer (Benjamin White of Inverness). As an early family farm, this resource reflects the County's rural development patterns and the community interrelationships. 	

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- o The buildings on the Lawrence White Farm represent a number of significant agricultural styles and building types: the log construction of the smokehouse, the board and batten tenant house which evokes the Carpenter Gothic style, the large wooden bank barn, and the unusually fine Gothic-roofed dairy barn (only one of three such structures in the County).
- o In addition to the historic and cultural importance of the property as "Linden Park" during the ownership of the Matthews family, the Lawrence White Farm has a prominent place in the landscape along historic Martinsburg Road. The collection of agricultural buildings, the mature trees, and the stone walls contribute to the site's importance as a community landmark.
- o The environmental setting for the Lawrence White Farm is the entire parcel, specifically including mature trees and the stone fences surrounding the property, but excluding the County's Composting Facility as defined by the chain link fence on the property.
- o Buildings on the property are categorized as to their architectural and historical significance so that future changes can be evaluated in this context:

A. Outstanding Resources - should be given the highest level of scrutiny in reviewing proposed alterations:

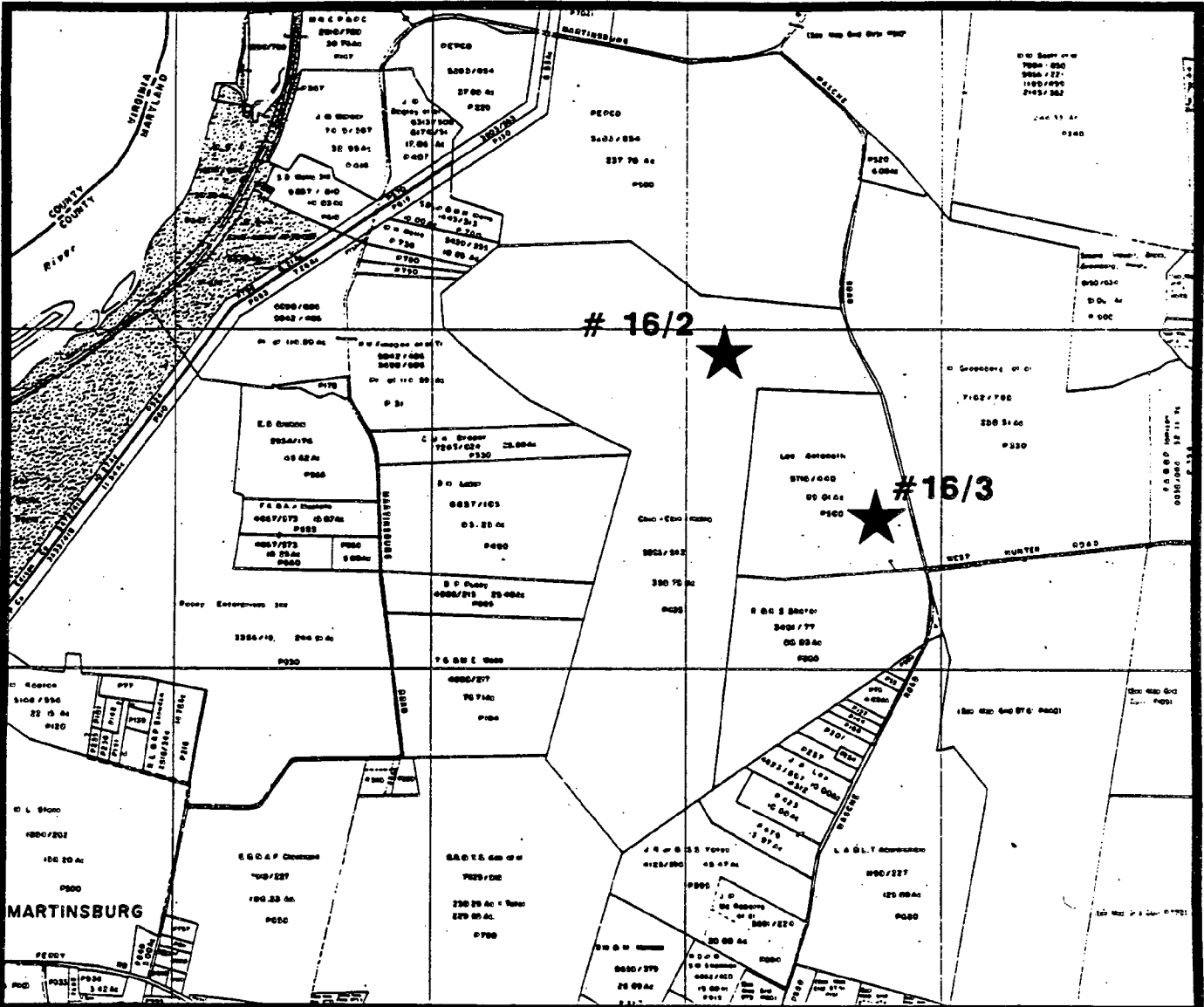
1. small Carpenter Gothic tenant house with board and batten siding
2. log smokehouse with stone chinking
3. bank barn with attached cow shed and silos
4. 20th century Gothic-roofed dairy barn with silo
5. stone fences surrounding property

B. Contributing Resources - should be given a moderate level of scrutiny in reviewing proposed alterations:

1. tractor shed
2. small wooden shed

C. Non-Contributing Resources - should be given the most lenient level of scrutiny in reviewing proposed alterations and may be considered for demolition:

1. two tenant houses, ell-shape in plan.

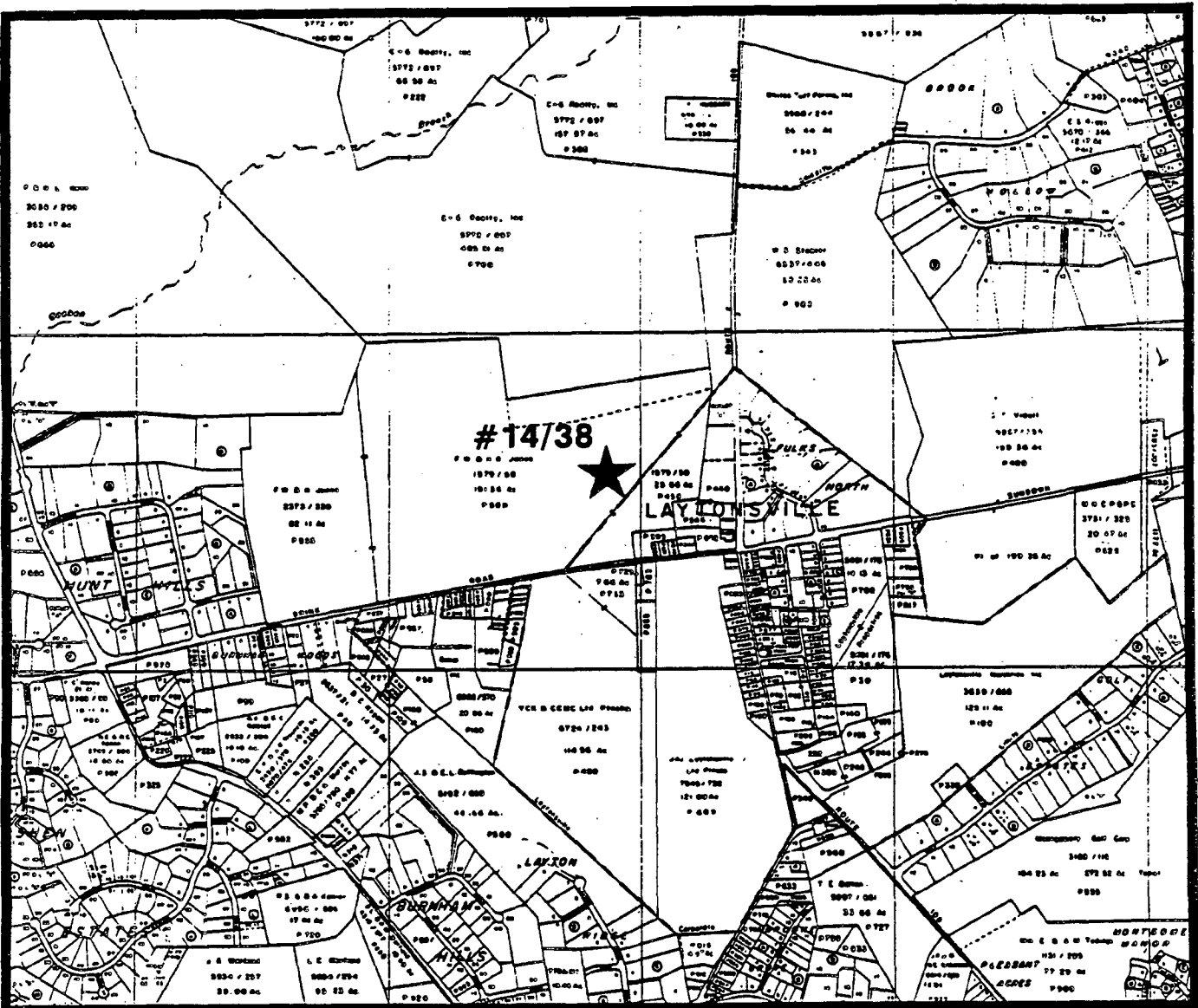


LOCATION: #16/2 - EDWARD CHISWELL FARM
#16/3 - JOHN JONES FARM



1"=1950'

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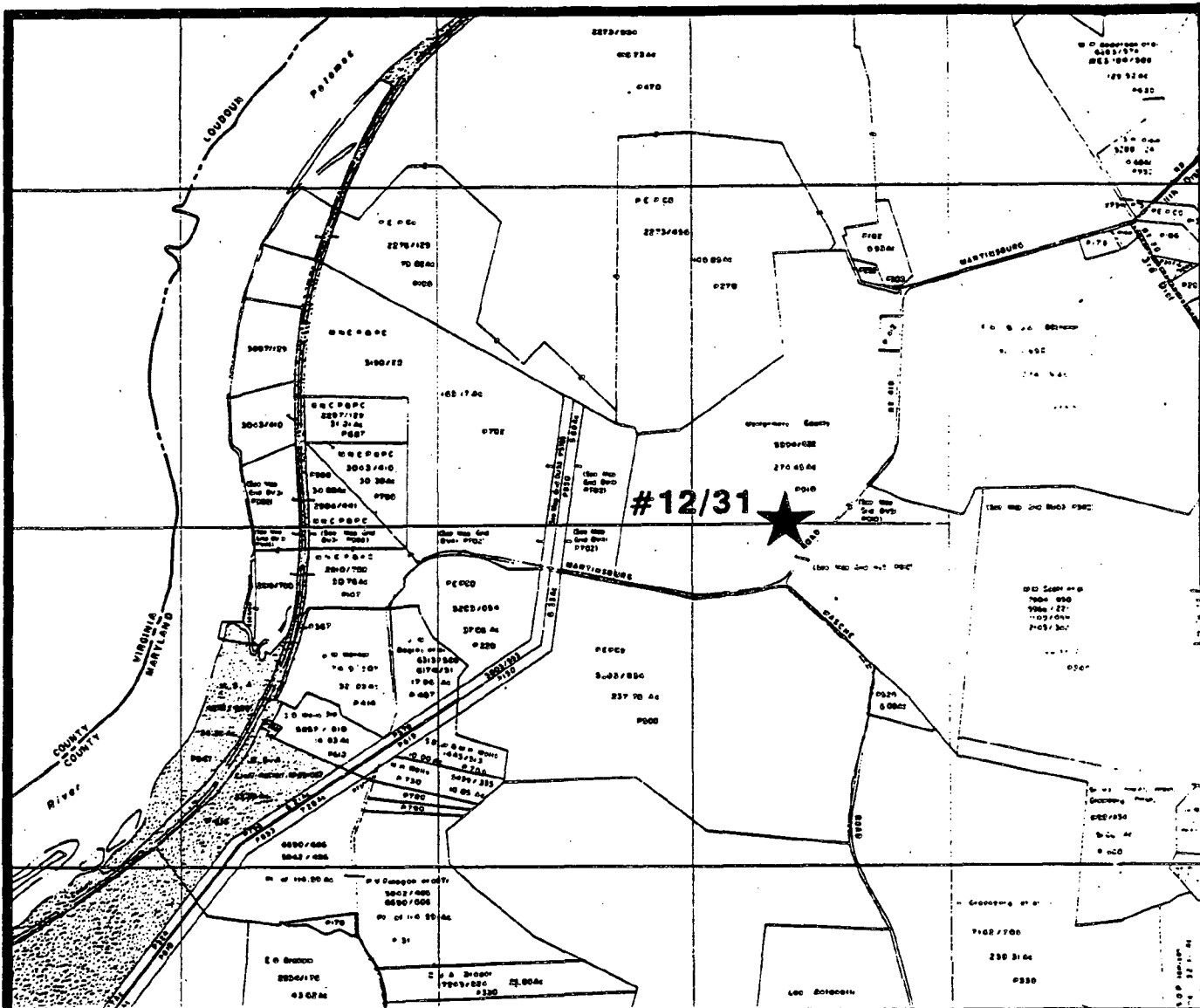
#14/38



LOCATION: #14/38 - ROLLING RIDGE



1"=1950'

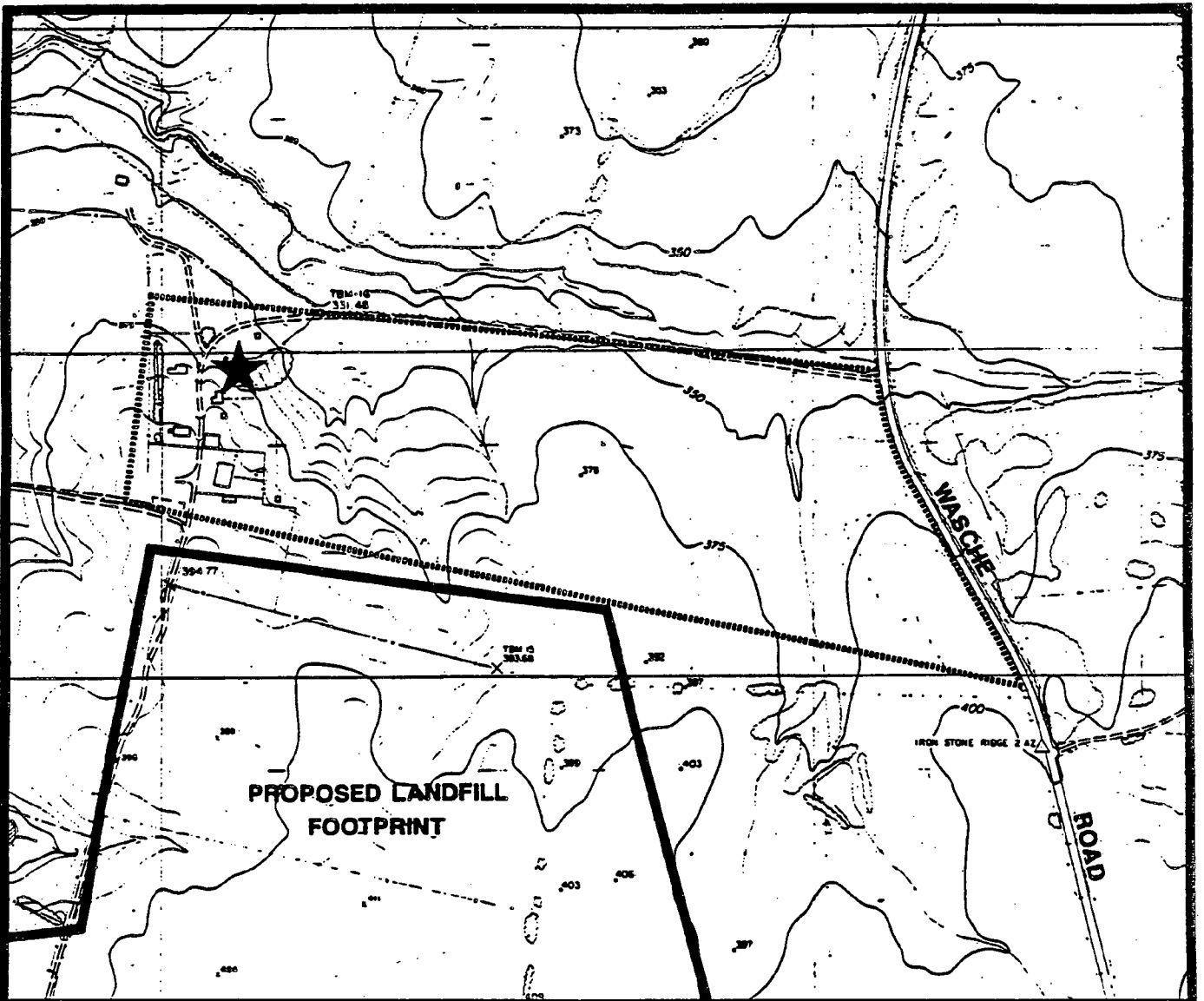


LOCATION: #12/31 - LAWRENCE WHITE FARM



1" = 1950'

24



#16/2 - ED CHISWELL FARM

★ CHISWELL HOUSE

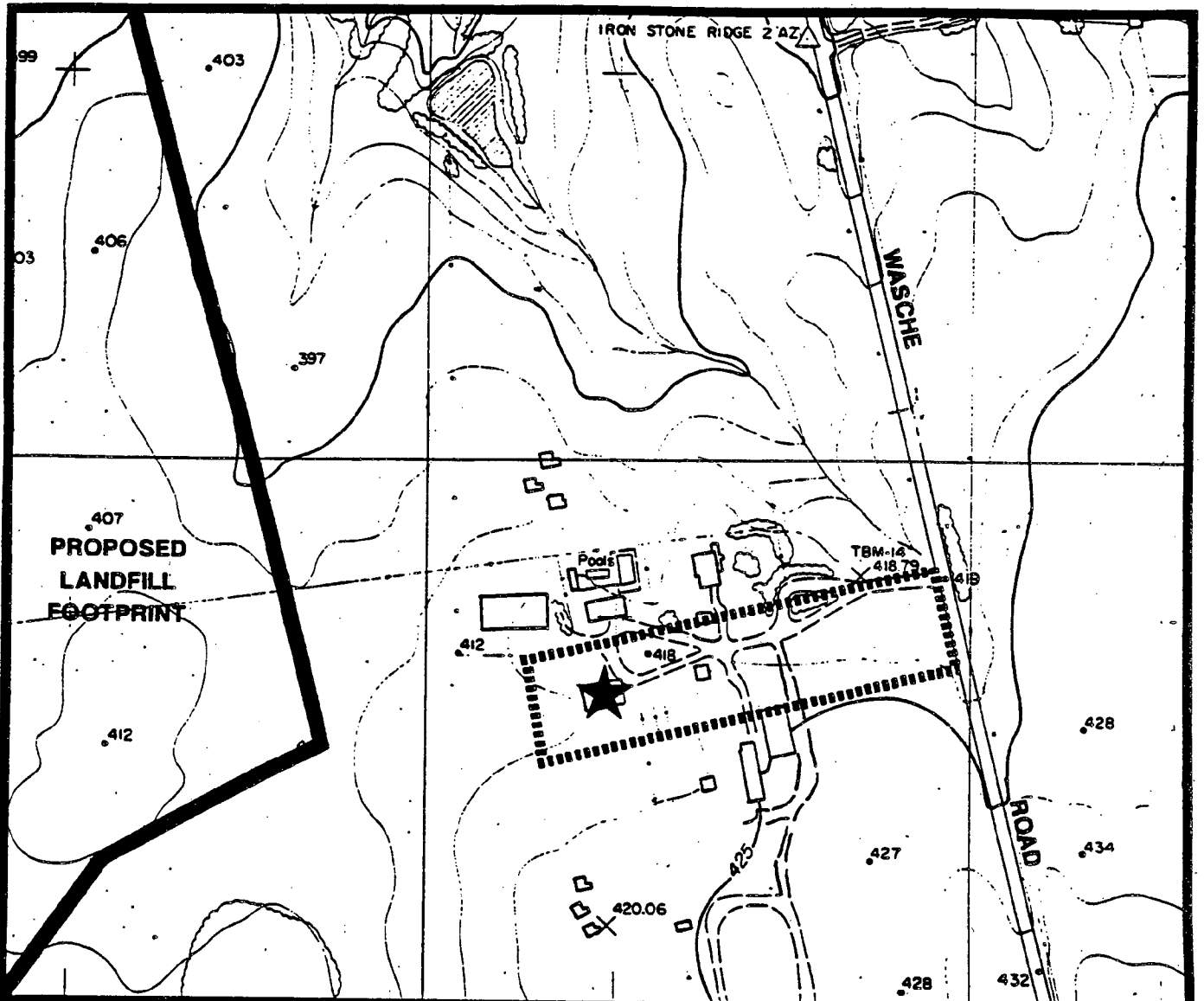
..... RECOMMENDED ENVIRONMENTAL SETTING

———— PROPOSED LANDFILL FOOTPRINT






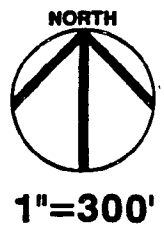
1"=500'

8



#16/3 - JOHN JONES FARM

-  **JOHN JONES BANK BARN**
-  **RECOMMENDED ENVIRONMENTAL SETTING**
-  **PROPOSED LANDFILL FOOTPRINT**





92 NOV 12 11 51 AM
Montgomery County Government

MEMORANDUM

November 9, 1992

PH 9-10-92
AMDT-MIP HIST. PRES



014799

JCA
HAVE CC

A. S. Migs Damiani

TO: Bruce Adams, President
County Council

FROM: A. S. Migs Damiani, C.P.E., Director
Department of Facilities and Services

RE: Deliberations on Historic Designation - Lawrence White Farm, Dickerson

The PHED Committee has recently recommended to the Council in favor of historic designation for the County-owned Lawrence White farm, in Dickerson. In anticipation of the Council's upcoming worksession on this issue, I would like to explain and clarify the position of the County Executive and the Department of Facilities and Services.

You may recall that, in our testimony at the Council public hearing in September, we argued against designation of this property on the basis of the estimated cost of repair and renovation. We also testified that, in our opinion, all buildings but the Gothic Barn were beyond repair. We were joined in that recommendation by the Sugarloaf Citizens Association. This is also the recommendation that was made by Mr. Potter in his September memorandum to the Council on the issue.

The matter of cost should rightly be secondary, in a decision like this, to the more important factor of historic significance. In this case, however, the cost implications of historic designation are of such magnitude that they deserve full and careful attention.

The \$72,000 appropriation that was made for FY 93 did not address the problems we face at the White Farm. DEP has made this money available to DFS to do what we can. In the last year, we have fortunately become very adept at stretching limited funds, but the only significant work that we are accomplishing with this amount is to stabilize and clear the vegetation from the stone wall that runs along Martinsburg Road. The stone wall is identified by the Historic Preservation Commission as one of the outstanding historic resources on the property, and in our estimation, is the only structure which could be

Office of the Director, Department of Facilities and Services

110 North Washington Street, Third Floor, Rockville, Maryland 20850-2299, 301/217-6000

(2)

reasonably protected for the \$72,000 available. We currently are working on the wall and hope that the dollars available will allow us to finish the project. Assuming it does, maintenance dollars should be budgeted and approved for FY 94 and beyond in order to keep the wall in good condition.

The DFS Maintenance Division has carefully inspected all of the structures on the property, and listed the most urgent work needed simply to stabilize the buildings and prevent further deterioration. The full report and video tape showing existing conditions on all of the structures is either attached or on file with the Council. I have summarized the highlights of their report to bring this project into perspective:

The Bank Barn needs extensive replacement of wood siding, repair of structural damage, repair of severe damage done over time to the floors, replacement of all doors, repair of the roof frame, replacement of corrugated steel sheets on the roof, repair of the stone foundation and complete scraping and painting. The attached cow shed has missing columns, side wall framing and siding. More than 40% of the metal roof panels are missing and would have to be replaced. The building is beyond repair within a reasonable cost in our opinion.

The Gothic Barn needs extensive repairs to the custom preformed metal roof, replacement of all ventilators, repair of structural wall cracks, replacement of the silo roof, and scraping and painting of the exterior. Please keep in mind that this building is four stories tall and has 33 windows.

Scraping and painting, which must be done to protect the buildings from deterioration, would be a major project by itself. The two barns have a combined exterior surface of nearly 1 acre.

The Tenant House needs extensive repairs to the roof, siding and the foundation of the house. The concrete addition to the house has serious structural cracks, is beyond reasonable repair, and should be demolished. Scraping and painting of the exterior is needed.

The Log Smokehouse has been damaged by fire. Several logs must be replaced. The foundation is weak, and needs repair in some places, replacement in others. The roof needs extensive repair.

The above includes only work that is necessary to prevent further deterioration of the structures, and then only to those structures deemed outstanding resources by the HPC. Our estimate of the expense required to stabilize the Gothic Barn alone is \$100,000. Please

understand that, as high as that figure may appear, it allows only \$14 per square foot of interior floor space in the barn. In order to go beyond stabilization and prepare the building for some productive reuse, we would need more than \$300,000 and perhaps as much as \$500,000 - depending on our findings as the work progressed.

To provide stabilization of all the structures considered outstanding by the HPC, a minimum of \$450,000 to \$550,000 of additional funds will be required in our FY 94 Operating Budget. Stabilization would hold off deterioration for only a short period of time. It is a temporary solution at best. It allows some time to plan, but is not in itself an answer. Actual restoration of the entire farmstead would be a full-fledged capital project that could easily run well above \$2 million.

In Mr. Potter's September memorandum to the Council, and in my subsequent testimony at the hearing, we committed our resources to finding a private sector individual or group with the willingness and wherewithal to assume responsibility for the repair of these structures in exchange for their use. That plan has not changed. We have, in fact, received proposals from individuals interested in the use of the stone house which adjoins the farm. None of these individuals have expressed any interest in nor ability to assume responsibility for the farm structures. Earlier this year, the Bethesda Center for Excellence (which sponsors the U.S. whitewater olympic team) proposed to take over maintenance and use of the stone house, and explore renovation and reuse of the barns for storage purposes as a long-term project. More recently, we have heard that there may be interest in the use of the farm structures by the owner of the Inverness property nearby, and that local churches may be interested in the use of one of the barns for church services. We plan to investigate and exhaust these and any other possible reuse alternatives for these buildings.

The degree to which the buildings and surrounding areas could be changed, and the nature of the materials that could be used in renovations, and the manner in which the renovations could be carried out all hinge on the outcome of the historic designation issue. Historic designation will limit and restrict our options with respect to the reuse of the site. Historic designation will hinder, and not improve, our chances of finding a productive reuse for these buildings. For this reason, and because of the substantial budget pressures that it would bring, and the fact that all buildings other than the Gothic Barn are beyond repair within a reasonable cost, we are still opposed to historic designation of these buildings.

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Page 4

Please feel free to contact me should you need additional information or have any questions on the above. I would also be pleased to organize a visit to the site for councilmembers, if you believe it would be of help. I do hope that you take the opportunity to look at the video tape that will show conditions that presently exist. Thank you for your consideration.

ASD:RJ:dj
gothic/rjlan

Attachment

cc: Councilmembers
Derick Berlage
Nancy Dacek
Gail Ewing
William Hanna
Betty Ann Krahnke
Isiah Leggett
Marilyn Praisner
Michael Subin
Graham Norton, DOT
William Hussmann, CAO
Neal Potter, CE

30



Montgomery County Government

Dickerson

MEMORANDUM

September 3, 1992

TO: A.S. Migs Damiani, C. P. E., Director
Department of Facilities and Services

VIA: Richard W. Blaes, Chief Maintenance Division *Richard W. Blaes*

FROM: Robert E. Peeler, Manager of Maintenance Programs *Robert E. Peeler*

RE: Matthew's Farm, Dickerson

This is a video tape report on the present day conditions of the structures located on the Matthew's Farm, in Dickerson, here in Montgomery County.

The Gothic Barn consists of three elements--the barn, the creamery and the silo. The barn is 36' wide and 97' long, with an overall height of 44'.

The ground level is concrete block exterior walls with a concrete floor, troughed and tapered for cleanup. There is a total of 33 windows, 32" wide and 48" high.

The upper level is a hayloft, enclosed by curved roof trusses. The roof material is a custom preformed sheet metal material. There are many holes in the metal throughout the roof. All three ventilators must be repaired or replaced. The 1-story creamery is 42' long and 14' wide, connected to the barn by a 10' breezeway. This building has the custom preformed sheet metal roof panels. There are several structural cracks in the sidewalls.

The silo is 16' in interior diameter and is approximately 60' high. The roof of the silo is missing and must be replaced. From this vantage point, we can see the large number of steel bands that must be scraped and painted. The entire exterior of these buildings, including the roofs, must be painted.

The Tractor Shed is 32' wide and 40' long, with post and beam construction. There is extensive deterioration of the side walls, side wall framing and roof trim. The metal and some of the cross-stripping must be replaced. There is stone work need in several areas of the foundation. The exterior and the roof must be painted.

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Migs Damiani
Matthew's Farm
September 3, 1992
Page Two

The Bank Barn is a two-story structure, 45' wide and 70' long, covered by a gable roof with corrugated metal sheets. There is a extensive amount of wood siding replacement, some structural damage, floor repair and door replacement. Roof repair, including replacement of the corrugated steel sheets is extensive. The stone foundation requires repair at several locations.

The Cow Shed is an L-shaped two-story gambrel roof structure with one leg 61' long and 20' wide and the second section 101' long and 21' wide.

There are missing columns, side wall framing and siding. At least 40% of the metal roof panels are missing. The two silos are 14' in interior diameter and approximately 50' high. The roofs are intact.

The entire structure and the roofs must be painted.

The Board and Batten House is a 2-story wood frame structure with a one-story concrete block addition to the rear. The ground floor plan is approximately T-shaped with an overall dimension of 32' x 35'.

The concrete block addition has serious structural cracks and should be demolished. Repairs are necessary for the roof, siding and foundation. The exterior and the roof must be painted.

The Log Cabin is 14' wide and 16' long. There is deterioration and fire damage to some of logs, requiring repair or replacement. The foundation needs replacement in several areas. The roof requires repair, panel replacement and painting. It is recommended the side walls be boarded up with plywood and painted. We believe this building is a smokehouse rather than a cabin.

The L-House and the F-House are of a style and construction typical of the late 1940's. There is serious foundation damage, termite damage and deterioration from weather and water. The value of these structures is questionable.

The Shed is a two-story wood post and beam structure. 15' wide and 16' long remotely set approximately 200' west of the Bank Barn.

There is considerable damage to the bottom of the siding and some structural pieces. The metal roof must be replaced and painted. The exterior of the building must be painted.

The Site Work includes cleaning out debris from all the buildings, demolition as required, cutting grass on the entire site and removal of all debris.

Migs Damiani
Matthew's Farm

September 3, 1992
Page Three

The Painted Stone Wall and the Dry Laid Stone Wall on Martinsburg Road requires the clean up of brush and over growth before the repair of these walls can take place.

The Stone House at the northern end of the property on Martinsburg Road is structurally sound and is in good shape. Some roof repair and stone work is required on the exterior.

The interior of the house will require removing plaster walls and ceilings to allow for the installation of a new electrical system, plumbing and heating work as required and an air conditioning system. Walls and ceiling would be insulated, sheet rocked, spackled and painted. Kitchen cabinets, appliances, linoleum floor, bathroom fixtures, floor sanding and finishing, new entry doors and on overhead door are required, along with amenities to make the house habitable.

The domestic water supply system and a septic disposal system must be considered for full completion and occupancy. The soil will not pass a perk test. A septic field will be expensive.

The tape and narrative were prepared by John Ford and Jack Kraus of the Maintenance Operations at Seven Locks Road.

REP:ccaf
MATTFARM

REC'D 10-15-92
30 COUNCIL EX

EXU + KNEK 4



Montgomery County Government

October 15, 1992

Ms. Gwen Marcus
Historic Preservation Planner
Urban Design Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907



NPN
CC
SMC
RW
JF

014426

Dear Ms. Marcus: *Gwen*

I am writing to provide written assurance that any potential borrow areas—those outside the disposal area—at the county's proposed landfill site, and from which soil is removed, will be reclaimed and planted with mixed native tree and shrubs. Additionally, grading would return the slopes to a naturalistic appearance similar to existing conditions, but at lower elevations. This issue arose during the discussion of the final Chiswell Farm draft amendment to the Master Plan for Historic Preservation on October 5, 1992. As a result of the discussion, the County Council's Planning, Housing and Economic Development Committee requested that we provide a written statement of our intent for reclamation.

We also stated this intent to reclaim and plant borrow areas in our Phase II Landfill Permit Application, submitted to the Maryland Department of the Environment in November 1991. Excavation activities would generally follow existing contours and would be appropriately sloped for drainage. We would want to stabilize disturbed areas as quickly as possible through reclamation and planting.

I am empathetic to your concerns. Our department and our consultants believe, however, that we can conduct these activities in an environmentally sensitive way that affords respect for the land.

Sincerely,

Thomas Kusterer

TK:tk/921013mncppc

- cc: Councilmember Bruce Adams
- Councilmember Derick Berlage
- Councilmember William Hanna
- Alan Bergsten
- Joseph Kula
- Wynn Witthans

Department of Environmental Protection

101 Monroe Street, Rockville, Maryland 20850-2589

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CHARLES H. JAMISON, INC.

Real Estate

19939 FISHER AVENUE, P.O. BOX 86
POOLESVILLE, MARYLAND 20837
PHONE: 428-8200
FAX: 428-8133

211 + ZONING

JCA

FAX NUMBER - 301-428-8133

92 JUL 20 09:30

RECEIVED COUNCIL

DATE : July 17, 1992

012990

TO : The Honorable Bruce Adams
Montgomery County Council

FROM : Charles H. Jamison, President
Charles H. Jamison, Inc.

RE : HISTORIC DESIGNATION - JOHN A. JONES FARM

MESSAGE: For your information and action as appropriate.

NOTE: This FAX transmission consists of 3 pages, including this cover page. If you do not receive the stated number of pages, please contact my office at 428-8200.

(Handwritten initials)

CHARLES H. JAMISON, INC.

Real Estate

19939 FISHER AVENUE, P.O. BOX 86
POOLESVILLE, MARYLAND 20837
PHONE: 428-8200
FAX: 428-8133

July 17, 1992

The Honorable Neal Potter
Montgomery County Executive
Executive Office Building
Rockville, Maryland 20850

Dear Mr. Potter:

Recommendations have been submitted to you from the Maryland National Capitol Park and Planning Commission to create an environmental setting on the former John Jones Farm located at 19810 Wasche Road, Dickerson, Maryland, on which farm a part of the proposed Site 2 municipal sanitary landfill is located.

The environmental setting proposed for the former Jones Farm consists of 3.58 acres, more or less, and a two story, 40'x70' bank barn (see copy of plat attached hereto as Exhibit I showing proposed environmental setting outlined thereon).

As President of Charles H. Jamison, Inc., the current owner of the real estate, I respectfully request that you deny the historic designation request for the following reasons:

1. I recognize that the existing improvements are old; however, the historic amenities of this site are questionable. For example, many barns of this vintage have architectural cupolas on the roof... this barn has none. The roof on this barn has been modernized with green fiberglass skylights. The barn doors on the north and south sides of the barn have been repaired or replaced with modern building material consisting of plywood and T-111 (a textured wood material). A side entrance has been constructed in the basement wall section of the barn which weakens the entire barns exterior wall and needs immediate attention. Gutters and downspouts on the barn are made from aluminum and have been greatly damaged and torn off of a part of the barn by snow sliding off the roof.

2. The location of the barn is at the rear of the building compound and is surrounded by modern one level Morton buildings.

3. The historic designation on buildings being utilized by farmers in the Rural Density Transfer zone of Montgomery sends an unusual message to farmers. Before a farmer could conduct any repairs or

Camera

alterations to the exterior of an historically designated building to enhance its useability for agricultural use and crop storage, such repairs or alterations would have to be approved by an un-elected board (Historic Preservation Commission). One could assume that no longer could a silo be constructed and connected to a barn unless permission is granted from an agency that does not protect the health, safety and welfare of the community. The commercial farming operation in which members of the Jamison family are engaged has tentative plans to utilize the barn on the John A. Jones farm as a seed cleaning and grain storage facility. However, we strongly feel that an historic designation on the barn on the John A. Jones farm could prevent the utilization of the barn for today's sophisticated electrical and mechanical agricultural operations.

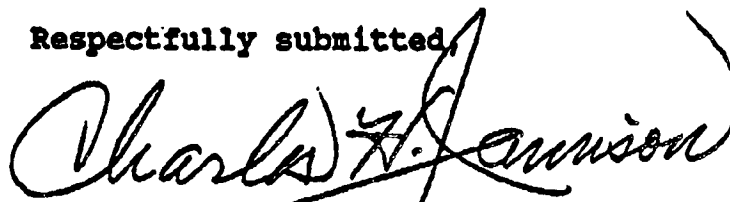
Currently, members of the Jamison family are farming in Montgomery County and Frederick County over 4000 acres in corn, wheat and soybeans and plan to use the barn on the John A. Jones farm in their day to day operation. Recently, Robert Jamison and farm help spent much of the month of June cleaning loose straw and moldy hay and straw out of the basement barn and other buildings and generally policing the area around the aforementioned buildings and the homesite on the property.

However, there is an alternative to implementing the historic designation. Since this farm is part of the proposed Site 2 Landfill, may I suggest that you recommend deferment of the implementation of the historic designation on the John A. Jones property until such time as the property is purchased for the public use. This deferment would allow the Jamison farm operation to use the property as planned for the pursuits of agriculture.

As President of Charles H. Jamison, Inc., I would like to restate the Jamison Corporation's opposition to the historic designation of a part of the former John A. Jones farm due to the fact that such designation is not compatible with current farm operations.

This represents another hurdle in the obstacle course of the governmental gauntlet which is fast eliminating farming in much of Montgomery County.

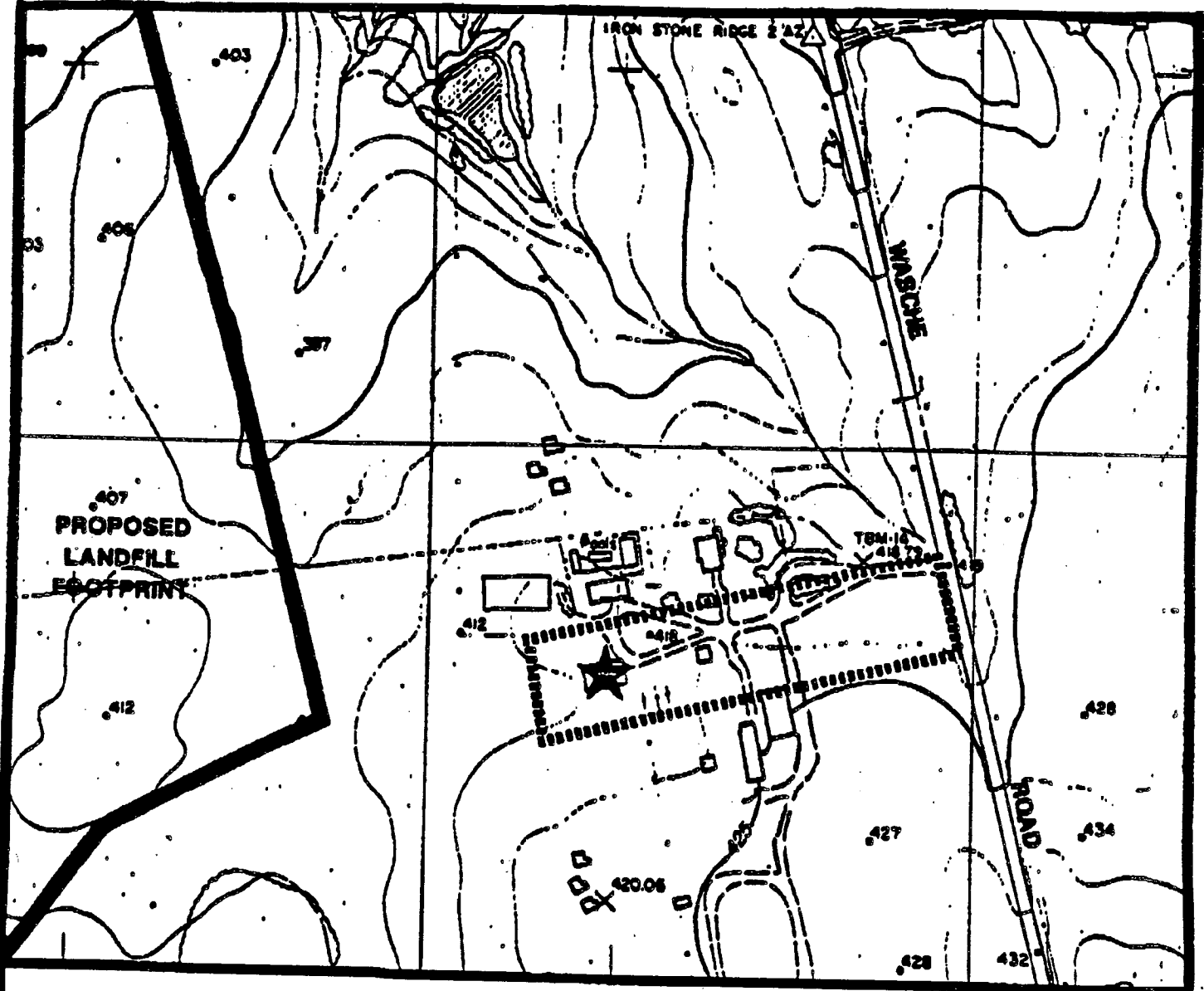
Respectfully submitted,






Charles H. Jamison, President
Charles H. Jamison, Inc.

Enclosures:
Exhibit I

CHJ/eje



#16/3 - JOHN JONES FARM

-  **JOHN JONES BANK BARN**
-  **RECOMMENDED ENVIRONMENTAL SETTING**
-  **PROPOSED LANDFILL FOOTPRINT**

NORTH



1"=300'

LAW OFFICES

LINOWES AND BLOCHER

TENTH FLOOR

1010 WAYNE AVENUE

P.O. BOX 8728

SILVER SPRING, MARYLAND 20907

(301) 588-8580

TELECOMMER (301) 488-8088

SUITE 840
800 K STREET, N.W.
WASHINGTON, DC 20000
(202) 408-8800
TELECOMMER (202) 408-1718

SUITE 408
828 IVY LANE
GREENBELT, MARYLAND 20770
(301) 988-3388
TELECOMMER (301) 988-0888

145 MAIN STREET
P.O. BOX 31
ANNAPOLIS, MARYLAND 21404
(410) 288-0881
TELECOMMER (301) 281-2803

SUITE 200
15 W. PATRICK STREET
FREDERICK, MARYLAND 21701
(301) 688-0888
TELECOMMER (301) 688-0847

SUITE 1080
10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 740-3337
TELECOMMER (410) 740-3432

WRITER'S DIRECT DIAL NUMBER

(301) 650-7113

September 23, 1992



President and Members of the
Montgomery County Council
Stella B. Werner Office Building
100 Maryland Avenue
Rockville, Maryland 20850

By Hand Delivery

014120

JCA
MAK-CC

VIDEO + PHOTO TEL

Re: Amendment to the Master Plan for Historic Preservation --
7215 Brink Road, Laytonville, Maryland (Site No. 14/38)

Dear Mr. President and Members of the County Council:

On behalf of the beneficiaries of the Trust which includes the subject property, the purpose of this letter is to provide the County Council with additional information intended to supplement our testimony at the September 10, 1992 public hearing and previous letter dated September 9, 1992, also a part of the record.

As set forth in testimony given at the public hearing and in our September 9, 1992 letter, we respectfully oppose the designation of 191.26 acres as the environmental setting for this site. Such designation would be unjustifiably excessive and overly burdensome on the beneficiaries of this private trust.

Additionally, we do not believe a demonstrably greater public purpose would be served by designating 191.26 acres as the environmental setting as opposed to designating a 3 to 5 acre environmental setting surrounding the main house, particularly in light of the specific aspects of the property identified by the Planning Board and the Historic Preservation Commission as historically significant, being the main house and its most immediate environs.

Further, a question was raised at the public hearing concerning the condition of the abandoned tenant house on the property. At the hearing, Jim Netterstrom, Trustee, testified the tenant house had been abandoned for many years and had been vandalized and rendered uninhabitable. On April 6, 1992, the Montgomery County Department of Environmental Protection issued a Notice of Condemnation to Mr. Netterstrom, stating inter alia that

39

LINOWES AND BLOCHER

President and Members of the
Montgomery County Council
September 23, 1992
Page 2

the structure was a "vacant, abandoned, deteriorated dwelling open to casual entry and vandalism" (copy enclosed). In this regard, we have enclosed several photographs of the tenant house which were taken on September 17, 1992 and a videotape of the tenant house filmed September 22, 1992. We believe the photographs and videotape substantiate Mr. Netterstrom's testimony.


The enclosed photos and videotape illustrate the damaged and dilapidated condition of the tenant house. This condition led to its condemnation by MCDEP. The costs of retaining this structure would be prohibitive for the Jones Trust and would detract from what resources the Trust may be able to devote to the main house. Furthermore, due to the dilapidated condition of the tenant house, the Trustee does not see that there are any valid grounds to disagree with the condemnation notice, and the Trust lacks the means to pay for expensive repairs.

Considering the exceptionally minor reference to the tenant house in prior staff reports, it seems clear the mere existence of this structure should not be a factor in the Council's determination of the appropriate environmental setting. The tenant house itself has no historic value or architectural significance. In fact, the Final Draft Amendment does not reference the tenant house. Furthermore, it is our understanding existing topography and tree cover obstruct the view of the tenant house from the main house. Thus, the tenant house does not enhance or fall within the general reference to "scenic vistas" used in the Final Draft Amendment.

Thank you for your consideration in this matter.

Sincerely,

LINOWES AND BLOCHER


James W. Tavel


Todd D. Brown

TDB:cp

cc: Mr. James Netterstrom



Montgomery County Government

April 6, 1992

Frederick W. and H. R. Jones
c/o James Netterstrom, Jr.
209 Mill Harbor Drive
Arnold, Maryland 21012

Survey Number: OM-92-1078
Date of Inspection: 3-30-92
Inspected by: Robert A. Bell
Location: ~~7275~~ Brink Road 7511
Owner: Frederick W. & H.R. Jones
Occupant: VACANT

CONDEMNATION NOTICE

Dear Mr. Netterstrom:

An inspection of your vacant dwelling was conducted as referenced above. The following defective housing condition(s) was observed:

1. Vacant, abandoned, deteriorated dwelling open to casual entry and vandalism.
2. No utilities (utilities shut-off).

Due to the seriousness of this condition(s), the house is condemned, and is placarded as unfit for human habitation according to Section 26-12 of the Montgomery County Code 1984 as amended. You must keep the dwelling vacant until the condemnation is removed. The condemnation will only be removed when the defective condition(s) has been corrected and the code violation(s) is eliminated.

You must secure all windows and doors. Failure to securely board up this dwelling, and keep it secured may result in the issuance of a demolition order. Be advised that Section 26-18 of the Montgomery County Code 1984 as amended requires the repair or removal of all condemned dwellings. If you do not intend to restore and repair the house, you should arrange for a demolition and removal of all debris.

Illegal occupancy of a condemned dwelling is a serious violation. The civil penalty for permitting illegal occupancy of a condemned dwelling is a \$250.00 fine per day. Civil citations (tickets) will be issued to violators.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850
Multi-Family: 301.217.3725, Single-Family: 301.217.3750

411

James Netterstrom, Jr.
April 6, 1992
Page 2 of 2

The requirements of this notice may be appealed immediately. Prior to utilizing this administrative appeal procedure, you are urged to avail yourself of a discussion of concerns with our staff. It has been our experience that many concerns and misunderstandings can be resolved or clarified through such discussions.

Should you wish to appeal this notice and order, you must file, within ten (10) days, a petition requesting a hearing before the Housing Board of Review. The petition must clearly state the grounds for the appeal. In addition, a \$10.00 hearing fee, payable to Montgomery County, must be filed with the petition. The petition and fee should be sent to the Housing Board of Review, Department of Housing and Community Development, 51 Monroe Street, Room 905, Rockville, Maryland 20850.

Please contact Mr. John Lewis, Field Supervisor, at 217-3750 and inform him of the immediate actions you will take concerning the disposition of this dwelling. If there are any questions concerning this notice, please feel free to contact Mr. Lewis at the phone number mentioned above.

Sincerely,



Richard J. Ferrara
Director

RJF:mmr:0897r

CERTIFIED
REGULAR
POSTING

cc Chief, Division of Fire Protection

HCE-17

42



Montgomery County Government

ROCKVILLE, MARYLAND 20850

Neal Potter
County Executive
(301) 217-2500
TTY 217-8305

MEMORANDUM

August 13, 1992

92/AUG/17 P2:33

MEMORIAL COUNCIL

PH 9-10-92
AMST. HIST. PRES. MIP

TO: Bruce Adams, President
County Council



JCA
cc

FROM: Neal Potter, County Executive *NP*

013446

SUBJECT: Landfill Working Group Recommendations Regarding the Historic Preservation Master Plan for the Chiswell Farm

Attached is the Landfill Working Group's recommendation for the Historic Preservation Master Plan amendment for the Chiswell farm. The public hearing for the amendment is currently scheduled for September 10.

I wanted to acknowledge the group's work in this effort. The recommendations are well conceived and demonstrate a willingness to consider a number of factors in their recommendations. I am certain their recommendations will receive full consideration in crafting the approved amendment.

NP:tk

Attachments

(43)

July 15, 1992

Hon. Neal Potter
Montgomery County Executive
Executive Office Building
Rockville, Maryland 20850

Dear Mr. Potter,

The members of the Landfill Working Group for the proposed municipal sanitary landfill known as Site 2 in Dickerson, Maryland have reviewed the proposed recommendations from the M-NCPPC regarding environmental settings for the existing historic structures on the aforementioned landfill site.

After an on-site evaluation and explanation of the limitations of an environmental setting from Ms. Gwen Marcus of the M-NCPPC, and after discussion in committee of said evaluation and explanation the Landfill Working Group would like to add the following observations for your consideration and recommendations to the Montgomery County Council prior to approval of historic designation on the 39 acre Chiswell Farm.

1. That plants of trees and shrubs in the 300ft. buffer per resolution 86-1947 remain intact.
2. That the Storm Water Management Pond as indicated in site specific drawings prepared by the Montgomery County Department of Environmental Protection's consultant would be allowed to be constructed in conjunction with recommendations from staff of M-NCPPC for design and landscaping. (see location of said Storm Water Management Pond on Exhibit I attached hereto)

Further, MCDEP would agree to seek alternatives to construction in this area of a SWM pond, and agree to close said pond and return the area to its original grading as soon as feasible after closure of the Site 2 landfill as a municipal sanitary landfill.

3. That the MCDEP would be allowed to remove borrow material from the 39 acre environmental setting in that area delineated on site specific drawings from the consultant of the MCDEP. (see location of said borrow areas on Exhibit II attached) However, if alternative material is available then this area will not be disturbed until such time as the need exists for the MCDEP to borrow the soil. MCDEP will coordinate with staff of M-NCPPC the removal of the borrow material and the restoration of the

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excavated area to pre-excitation grading.

4. The Landfill Working Group has been made aware by representatives of the MCDEP that they will be proposing an alternative environmental setting for historic preservation of the Chiswell Farm in their submission to you. After review of this alternative no action was taken by the LWG as to approving or disapproving this plan. However, we would like to emphasize that under this alternative plan the MCDEP would agree to forfeit their right to use any borrow material located within the purposed new environmental setting boundary. Consequently, we request that if your recommendation to the county council is to adopt the alternative plan from MCDEP that provisions be incorporated into the historic designation prohibiting any user of the historic environmental setting from exporting soils and/or excavated materials from the Chiswell Farm historic and environmental setting.

We believe these conditions are moderate in there attempt to recognize the goals of the individual agencies involved in this issue while addressing the concerns of the local citizens.

We ask you to please incorporate these provisions into your comments to the Montgomery County Council regarding the historic designation for the Chiswell Farm.

With the approval of the members of the Landfill Working Group I respectfully submit this letter.



Patricia Dunn

Chairperson

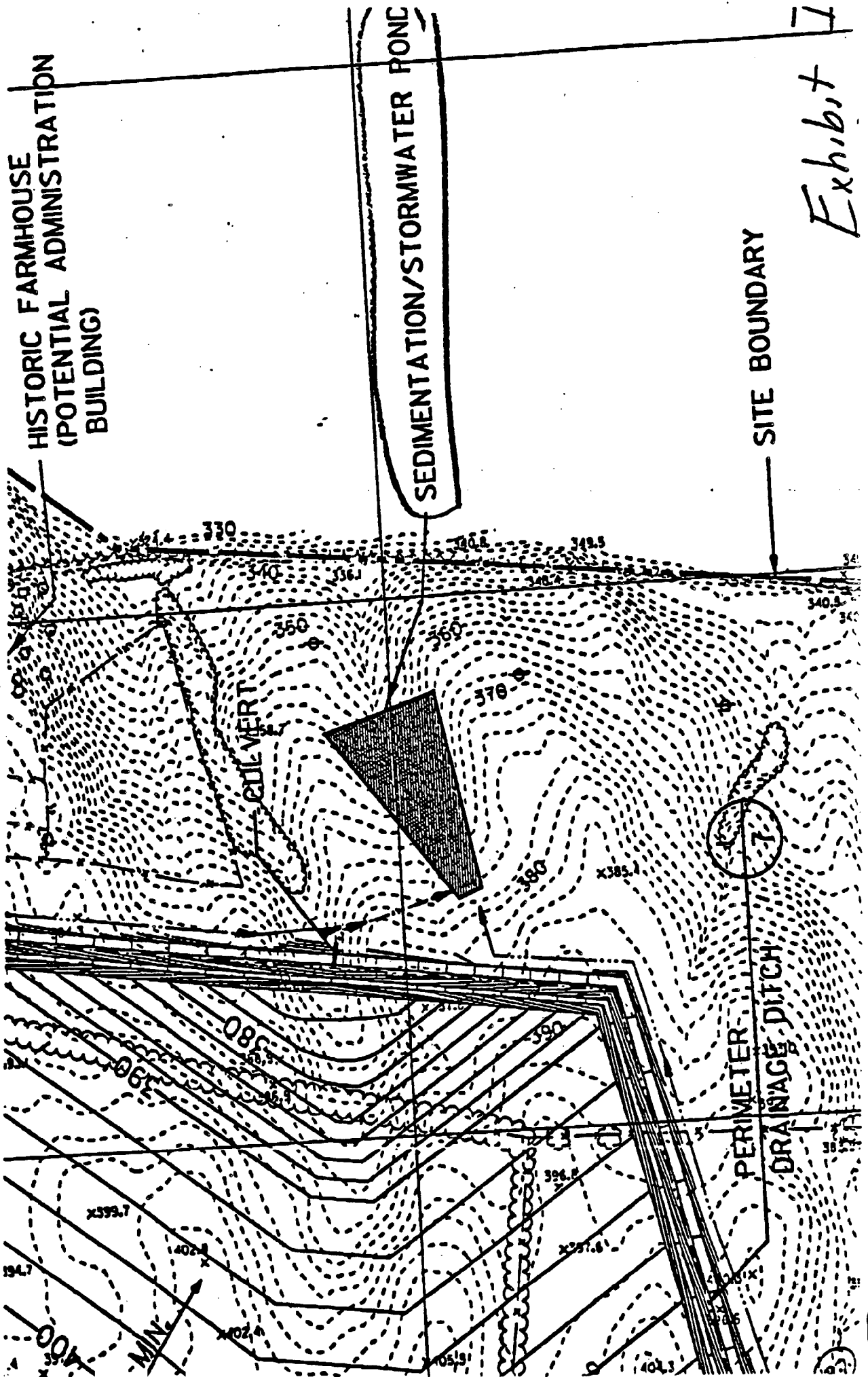
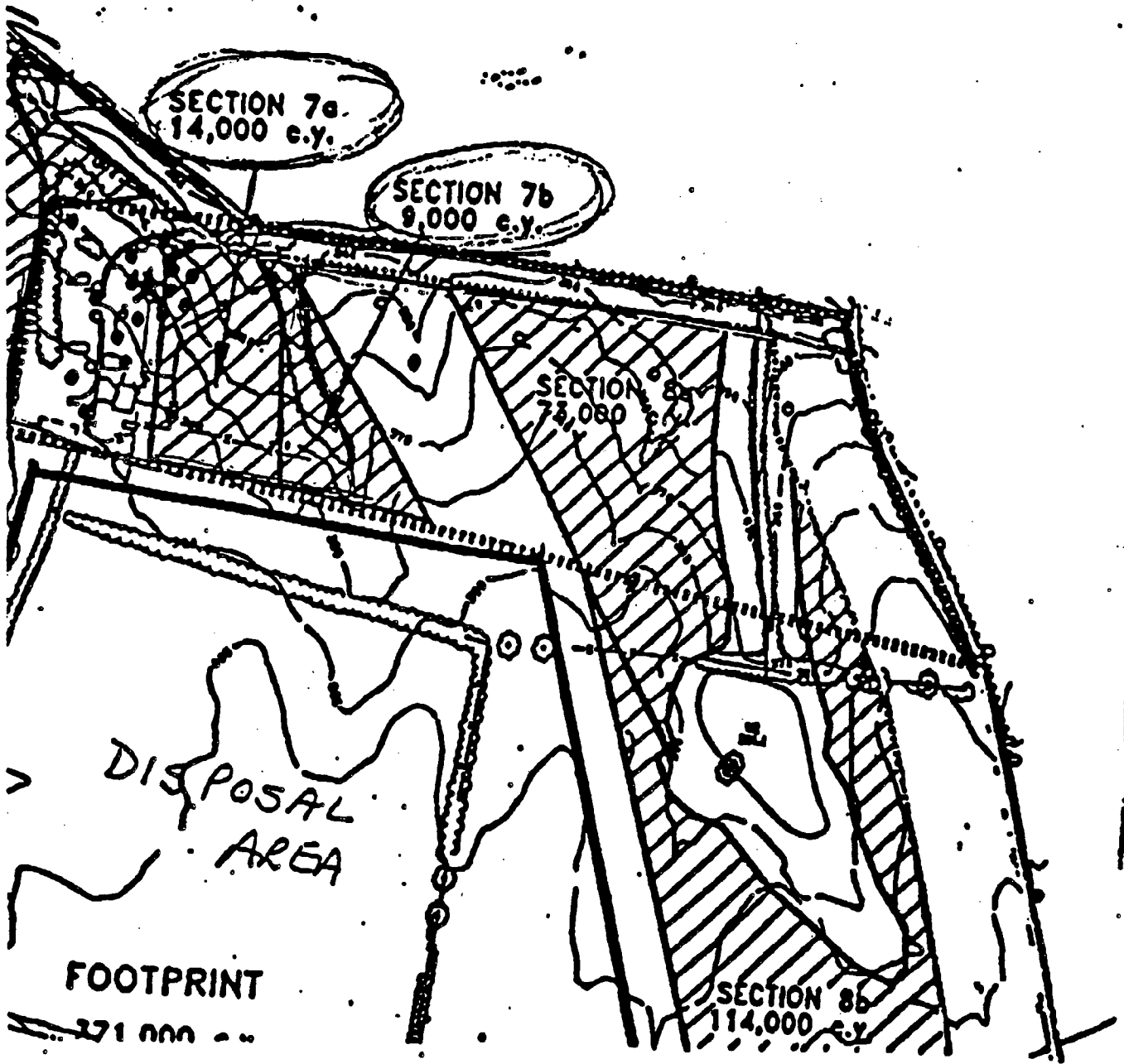


Exhibit I

(Handwritten mark)



2 - ED CHISWELL FARM

RECOMMENDED ENVIRONMENTAL SETTING

CHISWELL HOUSE

PROPOSED LANDFILL FOOTPRINT

PROPOSED SOIL REMOVAL AREA

TO SCALE



Exhibit

47
II

Edward Chiswell Farm

7. Description

Survey No. M:16-2

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Edward Chiswell House, also called Longview, is a unique 1 1/2 to 2 1/2 story dwelling, built over a period of 150 years, beginning in the mid-eighteenth century. The house is massed in three distinct sections, each reflecting a different architectural influence. It is situated on a farm of 358.75 acres in the far western portion of Montgomery County - approximately 2.5 miles southwest of Dickerson. The house itself is set back nearly 1500 feet from the west side of Wasche Road.

The house is built in three distinct sections: a modest two-story stone dwelling of the mid-eighteenth century; a one- or one and a half story stone addition of the early nineteenth century, which was later expanded with a Victorian frame second story; and a 2 1/2 story stone Federal addition, built in the mid- to late nineteenth century. A unique feature of the house is that throughout the 150-year building period, the use of Seneca sandstone remained constant.

The original section, now at the north end of the house, was most likely built in the late eighteenth century, probably by Thomas Cooley, who purchased the farm in 1782. It is a low, two-story, three-bay structure made of undressed stone with a gabled, slate roof. An interior chimney appears at the north gable end. Its brick stack probably replaced an original, larger stone stack. A central entrance which once existed on the east face is now filled with matching stone, with the lintel remaining. The existing windows - four on the east face and two on the west - are 6/6 sash and have stone lintels which feature a keystone and two large voussoir blocks. A small, more recent frame shed is attached to the west elevation of this section.

The middle section of this house reflects two distinct phases of construction. At first, it was probably a one- or one and a half story stone addition to the original section, most likely built in the early nineteenth century - probably by Henry Talbott, who owned the farm from 1814 to 1868. This portion is constructed of cut and dressed stone block, with central entrances on the east and west elevations. Another doorway connects to the original section on the north end. This section was later expanded with a second story frame addition. This addition was either built during the later years of Edward Chiswell's occupancy (1868-1906), or during the early years of the occupancy of his son, Lawrence, who resided at the farm following the death of his father in 1906. This addition reflects

(Continued)

Edward Chiswell Farm

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Continuation Sheet
-M: 16-2 - Chiswell
Section 7: Description
Page 7.1

the influence of the Victorian era, with a large, cross-gabled slate roof and fishscale shingle siding. In the east gable end, there is a pair of arched windows on the third level (presently boarded up), and three 2/2 windows on the second. An enclosed porch, probably added at the same time, covers the stone structure on the east elevation. On the west elevation, there is a later addition - probably twentieth century - accommodating bathrooms and a stair.

The southernmost section is a rectangular, 2 1/2 story structure, probably built by Edward Chiswell, soon after he acquired the property in 1868. This section is Federal in form, with three bays across the front, interior brick gable-end chimneys and a boxed cornice. The main building material is undressed stone block, with heavy stone lintels over the window openings. There are two small loft windows flanking the chimney in the south gable end. The chimneys appear to have been originally done in brick, as there is no sign of reconstruction in the surrounding stone. There is also evidence of Victorian detailing, particularly in the 2/2 sash windows, which are set back into the wall and have a roll moulding along the inside edge. These windows were probably added at the same time as the Victorian addition to the center section of the house.

Outbuildings on the site include a small stone smokehouse and a frame springhouse near the main house. There is a foundation and silo remaining from a stone eighteenth century barn to the south of the house. To the east of the house, there is evidence of a terraced "waterfall garden."

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8. Significance

Survey No. M:16-2

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The significance of the Edward Chiswell Farm is attributable to its unique design and development and its association with Edward Chiswell, a noted Civil War veteran and a prominent farmer. The farm is representative of the area's cultural, economic and social evolution since the early eighteenth century. Additionally, the house is reflective of numerous architectural and building practices that were popular over a period exceeding 120 years.

History and Support.

The recorded history of the farm began in 1729, when John Allison and William Caster were granted a patent for 300 acres, called "Allison's Adventure." During Allison's ownership, more land was purchased, called "Resurvey of Allison's Adventure" and "The Whole Included." In 1768, Allison sold all but 190 acres to relatives. He died the following year, leaving everything to his wife, with specifications as to whom would receive his possessions after her death. In 1772, Allison's son, Hendry, who had inherited the 190 acres, sold the property for 358 pounds to William Wilcoxon. It is likely that at this time, the site had several dwellings, outbuildings and farm buildings. Wilcoxon sold the property to Thomas Cooley in 1782. The State of Maryland tax assessment made in 1783 shows Thomas Cooley owning this land on which there was a log dwelling and two outbuildings. He also owned four slaves. A 1795-1798 assessment shows him owning the same real estate, 14 slaves and 115 pounds of real personal property. After farming the property for 32 years, Thomas Cooley died in 1814, leaving the plantation to his wife and seven children. His wife occupied the farm until her death in 1825. In her will, a family graveyard on the property is mentioned.

In 1828, 1829 and 1836, several parcels within the plantation were sold to Henry W. Talbott, a Justice of the Peace

(continued)

Continuation Sheet
-M: 16-2 - Chiswell
Section 8: Significance
Page 8.1

and member of the School Board. Talbott owned four slaves and farmed over 500 acres of land for thirty years until his death in 1859. Following the terms of Talbott's will, his son continued to farm the land until Talbott's wife died, whereupon the property was sold to Edward Chiswell and his wife Evalina, in 1868.

Edward Chiswell was a fifth-generation resident of the Poolesville area. In 1862, at the age of 26, he left home to serve as a second lieutenant in the 35th Battalion, Virginia Calvary, under his neighbor and relative, Elijah Viers White. Chiswell was joined by many Montgomery County residents, who were called "Chiswell's Exiles." In 1864, Chiswell was wounded at Tom's Brook, near Strasburg, Virginia, hospitalized in Harrisonburg and Charlottesville, and furloughed home. However, he soon returned to his command and in 1865, led a mission to capture much-needed horses. Chiswell led a group of his men across the icy Potomac to capture 14 horses from an encampment near his home in Edward's Ferry. He was wounded again near Petersburg, Virginia and surrendered at Edward's Ferry in May of 1865. Later that year, he married Evalina Allnut. After purchasing "Allison's Adventure" in 1868, they raised six children. Chiswell farmed the property until his death in 1906, at which time his son Lawrence managed the farm.

Continuation Sheet
M: 16-2 - Chiswell
Section 9: MAJOR BIBLIOGRAPHICAL REFERENCES
Page 9.1

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Nomination Form for the National Register of Historic Places -
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Kephart, Mary Ann, "Edward J. Chiswell House," November,
1990.

Lawrence White Farm
DESCRIPTION

CONDITION		CHECK ONE		CHECK ONE	
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE		
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED		DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

DESCRIBE THE PRESENT AND (ORIGINAL IF KNOWN) PHYSICAL APPEARANCE

The Lawrence White Farm, built in 1683, lies just outside of Dickerson, Maryland, on Martinsburg Road. The main house is an ell-shaped Carpenter Gothic, two and one-half storey, centre-gabled frame with German siding now painted white. The farmhouse has a tin roof, and rests on a fieldstone foundation. There are three rather elaborate interior brick chimney stacks and a fourth stack located in the end wall of the west facade.

Three centre windows of the five-windowed main (east) facade are covered on the ground floor, by a bracketed cornice porch with bracketed doric columns set on tall bases. This front porch sits on a brick foundation gated by wooden lattice work painted green. The double-hung sash windows have four lights and are hung with wooden shutters painted green. The central gable has an arched window which is repeated on either side of the main section of the farmhouse.

A bracketed-cornice bay window, with square medallion decorations similar to those of the front porch, has been added on the north facade.

The south facade is characterized by an elaborate two tiered veranda with square columns. The ground floor balustrade is made up of plain lathe-cut spindles, while the second storey tier is composed of elaborately cut-out patterned spindles. There are three windows and two doors on each floor leading to the veranda. The ground floor railing of the balustrade is pierced by two flights of stairs which lead down to the lawn.

The north facade has the same central gable with arched window as the main and south facades. The second story has four double hung sash windows with four lights which are hung with green wooden shutters. The ground floor has four windows, two of which have been altered from the original plain. The ground floor window closest to the main facade is now a three sided bracketed bay, the "kitchen" window has been shortened into a casement window with twelve lights.

The west facade has been noticeably altered. Some attempt has been made to repair or reside, and the architrave and surrounding trim of the doorway have been removed. There is some evidence that a small porch has been removed.

In plan, the ell-shaped body is divided in half by a hall which runs the length of the farmhouse. Entering from the front door in the main (east) wing, two rooms open off the hallway. On the left a parlor, with a fireplace directly to the right of the doorway. The mantelpiece is of carved wood which is painted white. The floors have been stained a dark brown. The staircase in the main hall leads to the second storey. It lies along the north wall of the hallway, curving around to the south at the second floor level. The spindles are elaborately turned and are made of a dark wood. The wooden trim is decorated with a wave-cut pattern and painted white. To the right of the main staircase is another parlor or living room with a projecting fireplace. The fireplace mantle is carved with a subtly less ornate decoration and is also painted white. A large patch of linoleum covers the floor. A door in the west wall leads directly into another room. This room has a floor-to-ceiling bay window in the north wall. A projecting stone fireplace in the west wall has been blocked off and equipped with a "modern" gas heater. Between the

CONTINUE ON SEPARATE SHEET IF NECESSARY

Lawrence White

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#7 CONT'D

fireplace and the north wall is a large cupboard with two sets of double doors. A door in the left-hand-side of the west wall leads into the hallway to the kitchen. The kitchen is tiled with a brown and beige square patterned linoleum. The fireplace is surrounded by smoothed stones set in a rusticated pattern. The sinks, stove, cupboards and storage areas on the north wall are all white-enameled metal and were, judging from the style of cabinets, range and pulls, probably installed in the 1950's. At the same time the kitchen window on that wall was shortened to accommodate the new appliances and given a shellaced pine trim. A door in the west wall leads to a fieldstone staircase. Another in the south wall leads to the covered veranda.

At the head of the main staircase is a doorway. To the right the stairs climb another two steps and lead to a hallway. To the left of the staircase a landing curves around to two bedrooms. The bedroom on the south side of the farmhouse is equipped with a fireplace in the north wall on the right of the doorway. The fireplace has a carved wooden mantle, but it has been blocked up and fitted with an enameled ventilator. A home-built wooden closet extends between the fireplace and the west wall of the room.

Across the landing is the entrance to another large bedroom. This room has a fireplace on the south wall by the doorway which has also been shut up. A narrow home-made wooden closet rests against the west wall.

The long hallway to the right of the main staircase leads to the bathroom and two other bedrooms. The bathroom is tiled in small white tiles and is equipped with a shower-bath, toilet and sink. A small home-made wooden corner closet sits between the east and north walls by the bathroom window. The two back bedrooms are similar to the other bedrooms. to

A small box stairway directly behind the main stairway leads to the attic and basement.

The basement/ocellar foundation is stone; a partition wall of brick divides the room into two.

The attic is also divided into two spaces by a series of slanted wooden supports which run from attic floor to the pitched roof. The attic is lit by the arched windows of the east wing. The two chimney stacks of this east wing attic are slanted on a sharp diagonal, I suppose in order to achieve the centered effect given on the exterior.

To the west of the main house is a small Carpenter Gothic. This structure is one room deep with a saltbox addition at the rear. The front of the building is characterized by a narrow central window with double-hung sash and a narrow doorway covered by a rudimentarily Gothicised porch. The siding on this structure is board and batten painted white. The building has a double hung sash window with eight lights on both the north and south walls. There is a chimney in the west wall and a tin roof. A white picket fence runs along the north side of the building.

Another small saltbox one-room structure rests on the south side of this small building. This one-room structure is made of cement blocks.

#7 CON'T

Just to the south of the small Gothic Carpenter is a log smokehouse with stone chinking. Behind and to the south of the smokehouse is a derelict kitchen garden.

Across the south lawn, and to the south of the main farmhouse, are two other small houses. Both are one-story wooden buildings with shingled roofs. Both are a modified ell-shape in plan.

The first of these, directly across from the main house, has a covered entrance porch at ground level supported by two square cut posts. The main doorway leads from the center of the porch. The "boot" of the ell is pierced by double hung sash windows, with twelve lights, on the north and west walls of the building.

The house directly behind this building is fenced round by a wooden and wire fence whose gate opens from the south lawn. It also is a modified ell-shape with pitched roof.

Across a small field, behind the grouping of house and outbuildings, is a large bank barn. In plan an extended ell-shape, the bank barn has a stone foundation and vertical wooden siding. The main boot of the ell is a hay loft and root cellars, the long vertical wing provides stabling for cows and horses. The barn is banked on the north facade, with two sliding doors centrally positioned. The silo in the joint ends of the barn is a later addition. There are louvered openings in the stone foundation to vent the cellars. The upper level of the barn is vented by metal air ducts in the roof.

Another barn and silo system sit on the north of this barn across a yard and dirt road, but I was unable to gain access to this area. The barn looks like a 20th century addition, probably built around 1920.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c.1883

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

As recognized by the National Historic Preservation Act of 1966, the "cultural and Historic heritage of the Nation" is represented by the typical as well as the unusual. The Lawrence White Farm, built c1883, is significant for its historic associations with the development of the Dickerson area in particular, and as a typical example of the history of farming in West Montgomery County in general. In addition, the White Farmhouse is of architectural significance as an excellent example of the late 19th century Carpenter Gothic style which became so ubiquitous to farming in Rural America that it gave rise to the term American Gothic.

From its construction in c1883, thru its development as a grain producing farm in the late 1880's, the hardships engendered by the Crash of 1929, its expansion in 1935 to a dairy farm and private park, and its present use as a County sludge refinery, the farm presents a microcosm of the opportunities and vicissitudes of farming in 19th and 20th century Montgomery County.

In 1883, Benjamin White separated 250 acres from his home farm, Inverness, part of the historic Eleven Brothers and Mt. Carmel tract, and gave them to his son Lawrence A. White, along with 1395 head of livestock. Benjamin White was the eight generation of his family to live in Maryland. His younger son Mansfield and his grandson Wellsted all farmed the plantation.

The Tax Assessment Records of the 3rd district show Lawrence White was taxed on \$3400 worth of Improvements to the farm, such a large sum probably indicated the cost of the farmhouse. Lawrence White married Annie Belt (of the Belt Plantation Belts) in 1883, and the creation of the farmsite in that year probably represents Lawrence's share of his patrimony. His younger brother was to inherit Inverness.

Lawrence White, his wife, and seven children raised wheat, corn, sheep and milk cows from 1883 until his retirement in 1919. Prior to 1840, West Montgomery County farms were primarily tobacco farms; the inevitable soil depletion caused a sharp decline in productivity from 1840-1845. In 1845 Iguano fertilizer was introduced into the area and farmers advised to concentrate on grain production. The opening of the Dickerson Railroad Station in 1873 increased the economic feasibility of grain and beef production. Boyd's History of Montgomery County describes Dickerson as "...land well cleared and clay soil; valued at from thirty to fifty dollars per acre. Under good cultivation, and yielding 35 bushels of Wheat, 40 of Corn, 1000 of Tobacco and two tons of Hay per acre." (1879 edition) In concentrating on grain production, Lawrence White and his family were in the mainstrea of ^{the} Montgomery County farming community.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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#8 CONT'D

The farmstead changed hands in 1913 and in 1927 when George and Mabel Furzer bought the farm. In the early 1930's, the Fuzers, like many American farmers, ran into difficulties in the depressed economic situation, and the farm was sold for default of mortgage at public auction in 1932, when Walter Matthews bought it for \$7,510.00. Walter Matthews typifies the concept of the American farmer as entrepreneur. Aware of the problems inherent in the farming of a cash crop subject to the vagaries of climate, Matthews expanded the farm into a dairy farm and delivered milk as far as Washington, D.C. In 1935 Matthews converted part of the farm into a private park (known as Linden Park) and built a bandstand. His family were members of the Poolesville Band and they often gathered in the park for picnics and celebrations.

Apart from its historic associations, the White Farmhouse is a beautiful example of the Carpenter Gothic Architectural Style made popular in the second half of the nineteenth century by architectural pattern books such as A.J. Downing's Architecture of Country Houses (1850), Calvert Vaux's Villas and Cottages (1857), and John Riddell's Architectural Designs for Model Country Residences (1864). Indeed, the design of the White farmhouse greatly resembles Design XV from Downing's "Country Houses" titled Design for a Bracketed Farmhouse of Wood. These books were addressed to the house owner, rather than the builder, and discussed the underlying philosophy of design as well as providing models.

Downing's lengthy discussion of successful farmhouse design forms the basis of subsequent writings. He enumerates the essential elements of farmhouse house design and includes

- 1) extended space on the ground, expressing local fitness and an intimate relation with the soil it stands on;
- 2) ample proportions and a simple, domestic feeling;
- 3) the additions of a porch, a veranda and a bay window... "as they are significant of real and refined utility..."
- 4) a high pitched roof; and
- 5) at least one large living room convenient to the other apartments.

As indicated in the Description of the Lawrence White Farm, it incorporates all of these elements as if following the guidelines set down by Downing's pattern book. Downing estimated the cost of Design XV to be \$2,000.00. Tax Assessment Records for the White Farm show the Improvements of 1883 to be \$3400.00, a figure close to Downing's estimate.

Alterations to the farm are few, and are in keeping with the style of the farmhouse. The property consists of six outbuildings beside the farmhouse: a log smokehouse contemporary with the main house, three small cottages, and two barns. One of the barns, that situated behind the main house, is an example of a bank barn, once popular in Montgomery County and now rare. Bank barns were built by slicing out a small amount of earth from a hillside and building directly into the hillside. This provided the farmer with an easy access to the threshing floor.

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#8 CONT'D

The Lawrence White Farm is situated directly off of the only section of Martinsburg Road to remain a single-lane, stone fenced roadway. Although not a part of the nominated property, Martinsburg Road enhances the visual perception of the White farm as an historic site. The single-lane roadway illustrates two distinct phases in Maryland transportation systems. The first phase was that of state built roads granted the farmers of the state to provide access to mills and transport centers such as the C & O Canal and B&O Rail Lines. The second phase was the system of one-lane paved roads built in the early years of automobile traffic. The single-lane roadway has become virtually extinct in Maryland.

The Lawrence White Farm, situated on this rural roadway, with its cluster of outbuildings and barns provides a unique example of the self-sufficient farmstead of the 19th and 20th century.

7. Description

ROLLING RIDGE

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Rolling Ridge is an outstanding example of late-eighteenth century vernacular Georgian architecture. Built around 1790, the house reflects a style and form common to the Tidewater region of Virginia and Southern Maryland, but rare in Montgomery County. The 1 1/2-story dwelling and its associative farmland are situated on three parcels totalling approximately 300 acres. The house itself is located nearly 1000 feet north of the Brink Road right-of-way, immediately west of the Town of Laytonsville corporate limits.

The main house is 1 1/2 stories tall, with a gabled, slate tile roof. It is constructed of brick, laid up in a common bond and painted brick-red. Distinguishing features of the house are the large, paired interior chimneys at each gable end. While the original portion of the house is five bays wide and three deep, a one-story kitchen ell has been added on the east elevation. A large porch has been added across the main (south) facade, and another, smaller porch is centered on the rear elevation.

The main facade faces south, and is five bays wide, with a central entranceway. The entrance features a large panelled dor in a "double cross" design and a four-pane transom overlight. Flanking the entrance on each side are two 9/6 sash windows, with added shutters. All of the openings on the first level are capped with soldier coursing, which is mostly obscured by the porch ceiling. The raised porch, which is rapidly deteriorating, is supported by four Doric columns, with painted wood railings on the sides and outer bays. Also partially obscured by the porch is a two-course cornice, in which the bricks of the lower course have been laid at a diagonal, providing an unusual decorative element. The porch is a later addition - probably built in the late nineteenth or early twentieth century, when the Colonial Revival style was popular. Prior to this, another, smaller porch existed, which spanned the three central bays. The front roof is pierced by two dormers - each with 6/6 sash windows and open-pediment faces. Like the main roof, the roofs and sides of each dormer are clad in slate.

The side elevations feature the most distinguishing architectural elements of the house - the paired, interior gable-end chimneys. The chimneys are set flush with the exterior wall rise to a height which surpasses the ridgeline. Each stack is topped with a simple, two-course square cap. Both gable ends feature a pair of shuttered 6/6 sash windows on the upper level

(Continued)



Continuation Sheet
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Section 7: Description
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between the chimneys. On the west elevation, there is a single 9/6 sash window on the first level, located toward the front of the house. There is also a small basement window at the ground-line. The east elevation has been altered by the addition of a one-story kitchen ell with clapboard siding. It has been painted red to match the brick. This addition is topped with a low-sloping hip roof, and has an enclosed entrance portico on its east face.

The rear elevation features a porch addition which spans the three central bays, similar to the earlier front porch. This porch was enclosed during the mid-twentieth century and is now a sunroom. Flanking the porch on the lower level are single 9/6 sash windows. The rear roof face is pierced by three dormers, which are similar to those in front in that they have open-pediment faces and are roofed and sided with slate. The two outer dormers are likely to be later alterations, as they are larger and have paired sash windows. The central dormer is identical to those on the front roof face.

The interior of the original portion of the house is laid out in a symmetrical design, typical of Georgian architectural form. On the first floor, a central hall connects the front and rear entrances and is flanked on either side by two rooms - each with its own fireplace. This floorplan is matched on the second story. In all, the four chimney stacks serve ten interior fireplaces - one in each room, one in the kitchen ell and one in the basement. Access between the main part of the house and the kitchen addition is through a single doorway in the east parlor.

There are several outbuildings on the site. The most prominent is an extremely dilapidated novelty-sided bankbarn with a mortise-and-tenon frame. It is possible that this structure once served as a tenant's house, but it is now uninhabitable, with the entire north end having collapsed in on itself. A one story garage addition is attached to the south end of this barn. Adjacent to the barn, on the east side, is a small frame storage shed, which is also in poor condition. To the east of the house is a small brick structure, possibly a smokehouse. To the north, behind the main house, are the foundation remains of another large barn, lost to arson during the Jones' occupancy.

Continuation Sheet
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Section 7: Description
Page 7.2

Evidence remains of the once-substantial formal landscaping surrounding the house. The house is sited at the end of a long approach drive, lined with substantial locust trees, and terminated with a circular turn-around. The house is strategically framed with boxwoods and small flowering trees, which enhance its surroundings and obscure the kitchen ell. Evergreen shrubs and hedges further define the turn-around and the surrounding yards.

8. Significance

Survey No. 14:38

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	

Specific dates c. 1790

Builder/Architect

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

8. SIGNIFICANCE

The significance of Rolling Ridge is attributable to several factors. Architecturally, the house reflects a style which is extremely rare in this part of the state - a Georgian vernacular more common to the Tidewater regions of southern Maryland and Virginia. Despite its recent lack of maintenance, the house is in fair condition, and its integrity is generally intact, having experienced few major alterations. It is one of the earliest farmsteads in Laytonsville, a community which developed primarily due to the richness of the surrounding farmland. Because Rolling Ridge has been actively and continuously farmed since the late eighteenth century, it has been instrumental in the growth and prosperity of the town. Throughout its existence, the farm has maintained an association with some of the area's most prominent families, including those recognized as being among the founding families of Laytonsville - the Gaithers, the Griffiths, the Riggs and the Warfields.

History and Support.

Rolling Ridge was built around 1790 by Robert Ober, a former New Englander and prosperous Georgetown merchant of English descent. The form of the house is reflective of a vernacular Georgian style sometimes referred to as the "Tidewater Style." This building type is extremely rare in Montgomery County and is most commonly found in the southern portions of Maryland and Virginia, where early development was dependent on the Chesapeake Bay and its navigable rivers. The most telling connection between Rolling Ridge and the Tidewater architecture is the existence of the paired interior gable-end chimneys. The bold height of the stacks is a common design element of Colonial architecture throughout the Chesapeake region. Other connections are evident in the emphasis on symmetry and proportion, the plain wall surfaces (minus the added shutters) and flush trim, the smooth

(continued)

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Continuation Sheet
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Section 8: Significance
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gable ends and the monumentality of its siting as the culmination of a long treelined approach drive.

Robert Ober married Catharine Tenney, also of New England, the daughter of Dr. Samuel Tenney, Surgeon General during the Revolutionary War. Ober was recognized as an influential and loyal supporter of the United States during the War of 1812.

Martha J. Ober, the daughter of Robert and Catharine, was born in 1809 and married Elisha Riggs Griffith in 1829. Martha Ober died in 1833, and Elisha Griffith later married Elizabeth Gaither, the daughter of Frederick Gaither and his wife Jane.

Robert and Catharine Ober lived on the farm until 1836, when Rolling Ridge was bought by Robert Warfield, formerly of Howard County, and a cousin of Edwin Warfield, once Governor of the state. Eventually, his son, Israel Griffith Warfield (sometimes called J.G. Warfield) inherited the farm. In 1860, Israel Warfield married Maria Griffith, the daughter of Elisha and Elizabeth Griffith. Israel and Maria Griffith had nine children - four sons and five daughters. One of the daughters, Lena, married Dr. V.H. Dyson, a popular Laytonsville physician. This couple built and lived in the house at 7201 Brink Road, on a parcel immediately east of Rolling Ridge that had been subdivided from the farm. During the Civil War, Israel Griffith was unable to fight because he was needed to manage the farm. He was allowed to purchase a substitute in the Army for \$750.00. Also during the Civil War, one of his sons - Elisha G. Warfield - was allegedly taken from the house by a Union officer to boost the morale of his troops and returned shortly thereafter.

An 1886 photo published in the Montgomery County Sentinel (date unknown, probably mid-1950s) and attributed to the collection of Elisha G. Warfield, shows the Warfield family in front of the house. In this photo, the house has been painted white, with dark shutters. Shutters were also placed on the dormers, although they appear to be too large. The porch shown in this photo is smaller than the existing porch, and spans only the three central bays, similar to the rear porch. A much smaller kitchen wing with a shed roof is located on the east side and all windows are 2/2 sash. Another striking difference is the number of large trees which appear in the front of the house but do not exist in later photos.

Continuation Sheet
M: 14-38 - Rolling Ridge
Section 8: Significance
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Soon after the death of Maria Warfield in 1902 at the age of 97, Rolling Ridge was sold to James C. Christopher after having been in the Warfield family for nearly 70 years. The Christophers, collateral relatives of the Warfields, remained on the farm until 1933, when it was sold to Mr. and Mrs. John H. Small III.

During the Small's occupancy, Rolling Ridge underwent a significant amount of change. Mr. Small - a third-generation landscape architect - was responsible for the extensive

landscaping of the site, much of which is still in evidence. Included among the many landscaping elements added by Mr. Small were boxwood mazes, evergreen hedges, flagstone walks, rock gardens and a bowling green. It is also likely that the approach drive was paved and terminated with the circular turnaround at this time. The Smalls, who operated a florist business - "Small's Nursery" - also maintained an extensive perennial garden at the house. In addition to landscaping, the Smalls also undertook some restoration work of the house. The exterior walls were painted brick red to reflect the original color of the brick. In comparing photographs taken in 1936 by the Historic American Buildings Survey and another published in 1952 by Roger B. Farquhar in his book, Historic Montgomery County, Maryland, it is likely that the Smalls were responsible for the elimination of the gable roof on the kitchen ell (possibly to reduce its visual impact on the main portion of the house), the replacement of all 2/2 windows with more appropriate 9/6 and 6/6 windows and the addition of a railing on the front porch. Mrs. Small decorated the interior of the house with period antiques to accentuate the Colonial charm of the interior design. For a time, the house served as an antique gallery.

During the occupancy of the Smalls, the farm was primarily used to raise cattle. In 1950, the Smalls, wanting space to raise a larger herd, left Rolling Ridge for a larger farm in Virginia. Rolling Ridge was sold to Fred W. and Harriet R. Jones, formerly of Washington, D.C. The Jones' were known to have diligently maintained the house and added the pond which lies to the east of the house. In an effort to protect the property from future development, the Jones' included the property in the Montgomery County Agricultural Preservation Program, placing an agricultural easement on the property. Since the Jones' have passed away, the house has been occupied by a succession of caretakers, and its condition has steadily deteriorated. The property is currently under the trusteeship of Mr. James Netterstrom.

(64)

Continuation Sheet
M:14-38 - Rolling Ridge
Section 9: MAJOR BIBLIOGRAPHICAL REFERENCES
Page 9.1

"Laytonsville Man Sleeps in Beds of China King, President Monroe," Montgomery County Sentinel, November 10, 1955.

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Pictorial Archives of Early American Architecture, "Retirement (Rolling Ridge)" (PAEAA MD, 16-LATOV.V,1-), early 1930s.

Interview with Roberta Downes, neighbor, January, 1992.

Several undated articles ("Historical Montgomery County," "The Ober House" and "Rolling Ridge Farm") on file at the Montgomery County Historical Society.

(15)

F. D. Magruder, B. Aug. 1, 1815, D. 6-24-1864. Blessed are the dead who die in the Lord, for they rest from their labor and their works do follow them."

It is reliably stated that Fletcher Magruder's third venture into the sea of matrimony, net long before his death, was only a short time after the death of his second spouse. This time he married Martha Lumsden, who out-lived him a dozen years. One of the distant Magruder cousins was a pallbearer at Martha (Lumsden) Magruder's funeral about 1912, and followed her remains on a long railroad journey to Georgetown to lay them beside her husband buried there.

About 1898 the old plantation which then con-

tained about 200 acres of land was sold by the heirs of Fletcher Magruder to Jacob Oland of Frederick County who brought a large family to Montgomery. Oland was an excellent farmer, and his sons are among the best in the county of their adoption. The father died in 1920, and the sons carried on the home place for the mother.

In 1938 Mrs. Oland sold the farm to Malcolm H. White, of Washington, who is the present owner. She moved into a pleasant new bungalow on the highway near Sunshine. Mr. and Mrs. White left the old stone mansion intact with its memories and built a handsome Colonial type brick house on an elevation above the old house. It has extensive views.

Rolling Ridge

THE unusually picturesque house shown here is located in the western edge of the town of Laytonsville. The type of four-chimney house, very rare in Montgomery County, is quite common in the tidewater area of Maryland. It was built about 1790 by Robert Ober, a prosperous merchant of Georgetown.

Ober was of English descent and married Catharine Tenney, a daughter of Dr. Samuel Tenney, Surgeon General in the Revolutionary War. They had both come from New England and settled on the farm until it passed to the Warfield family. Ober was known to have been an influential and loyal supporter of the United States in the War of 1812.

A daughter of Robert and Catharine was Martha J. Ober, born November, 1809. In 1829 she married Elisha Riggs Griffith who was born in June, 1805. Martha O. Griffith died in 1833, and Elisha Griffith married Elizabeth Gaither who was a daughter of Frederick and Jane (Gartrell) Gaither. A daughter of this last-named couple, Maria G. Gaither, born in 1838, was married in 1860 to Israel Griffith Warfield.

During the Civil War, as Israel G. Warfield, Sr., was needed on the farm, he was allowed to purchase a substitute in the Army, which he did for \$750.

When Israel G. Warfield was four years old his father, Robert Warfield of Howard County,

bought Rolling Ridge Farm in 1836 and moved to Montgomery County. In due time Israel Warfield inherited the farm. Israel and Maria Warfield had nine children. One daughter, Lena, became the wife of Dr. V. H. Dyson who was a life-long resident of the neighborhood and a revered physician. They lived in a home on the farm within the edge of the village of Laytonsville. Another daughter, Elizabeth, married F. C. Webb of Washington. She died in September, 1942.

One of the four sons died before maturity. When the three remaining became of age, their father called them together and announced: "Now that you are grown it is time for you to go out and make your own way in the world. This farm of 250 acres cannot properly support such a large family."

Robert C. Warfield, the oldest, went to Baltimore, learned dentistry, and practiced that profession for forty-seven years in Rockville from 1889 to 1936. Another son, Israel Griffith Warfield, Jr., practiced dentistry for many years in Gaithersburg and died a number of years ago. The third son, Elisha G. Warfield, living at the age of 84, is a retired paint manufacturer in New Jersey.

An interesting incident involves Elisha G. Warfield, the only one living of this large family to tell the tale, which he heard from the lips of

(16)

his own mother. A large detachment of Union soldiers was encamped on the farm not far from the house. Elisha was in his crib on the front porch. He was seven months old at the time. His mother was sitting nearby. It was about ten a.m. An officer walked up to the porch, picked up the baby without a word, and quietly walked away with the infant. The mother was apparently too terrified to protest. About noon the officer brought Elisha back, put him in the crib, and explained to the mother, "The boys have been away for so long they are pretty homesick, and a visit from that little babe made them a bit happier." Elisha's father never earned the name of the kind officer who borrowed his small son to give a lift to the morale of the troops.

The Warfields owned the place for nearly seventy years when it was sold to James C. Christopher a year or so after the death of Maria Griffith Warfield in 1903. Collateral relatives of the preceding family, the Christophers, remained until 1933. Shortly after they left, the place with 230 acres of rich land was sold to Mr. and Mrs. John H. Small III.

The bricks in the house have been restored to their original red color, the four chimneys serve ten fireplaces, although a modern heating system has been installed. The interior of the house during the ownership of Mr. and Mrs. Small was filled with period antiques,—an antique museum. Old pine floors, panelled doors, original mantels and all the charm of the co-

lonial days, remained in the beautiful interior decorated by Mrs. Small.

The center hall leads to the formal box and flower gardens in the rear. On each side of the hall are two rooms, each with fireplaces. The second floor rooms match those on the first floor.

On the outside the same harmony of arrangement prevails. Mr. Small, of the third generation of master craftsmen in the pleasant art of landscape architecture, added his touch. Box mazes, evergreen hedges, flagstone walks, rock gardens and a "bowling green" add to the delight of visitors to this very attractive farm.

In August 1951 the farm was purchased by Fred W. Jones of Washington, the Smalls having moved to a 1,240 acre estate near Gordonsville, Virginia.



NO. 91 C-7 ROBERT OBER 1790 BRICK

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(69)

CHARLES H. JAMISON, INC.

Real Estate

19939 FISHER AVENUE, P.O. BOX 86
POOLESVILLE, MARYLAND 20837
PHONE: 428-8200
FAX: 428-8133

January 12, 1993

Honorable Members of the Montgomery County Council
Council Hearing Room
Rockville, Maryland 20850

RE: COUNTY COUNCIL AGENDA ITEM # (23.1) F, DATED JANUARY 12, 1993 FINAL DRAFT MASTER PLAN FOR HISTORIC PRESERVATION "JOHN JONES FARM", 19800 WASCHE ROAD, DICKERSON, MARYLAND

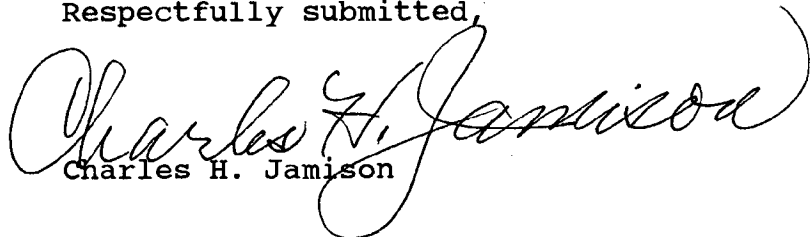
For the record, my name is Charles H. Jamison. My address is P. O. Box 86, Poolesville, Maryland 20837. I am President of Charles H. Jamison, Inc., owner of the 90.2913 acre property, with improvements thereon, located at 19800 Wasche Road, Dickerson, Maryland.

I appeared On October 5, 1992, before the Planning, Housing, Economic Development Committee (PHED) of the Montgomery County Council (composed of the Honorable William E. Hanna, Jr., Chairman, the Honorable Bruce Adams and the Honorable Derick Berlage). A copy of my request for my being permitted to speak before the PHED Committee is enclosed herewith as Exhibit I, wherein I requested the honorable committee to recommend denial of the environmental setting and historic designation for any part of the subject property or improvements thereon.

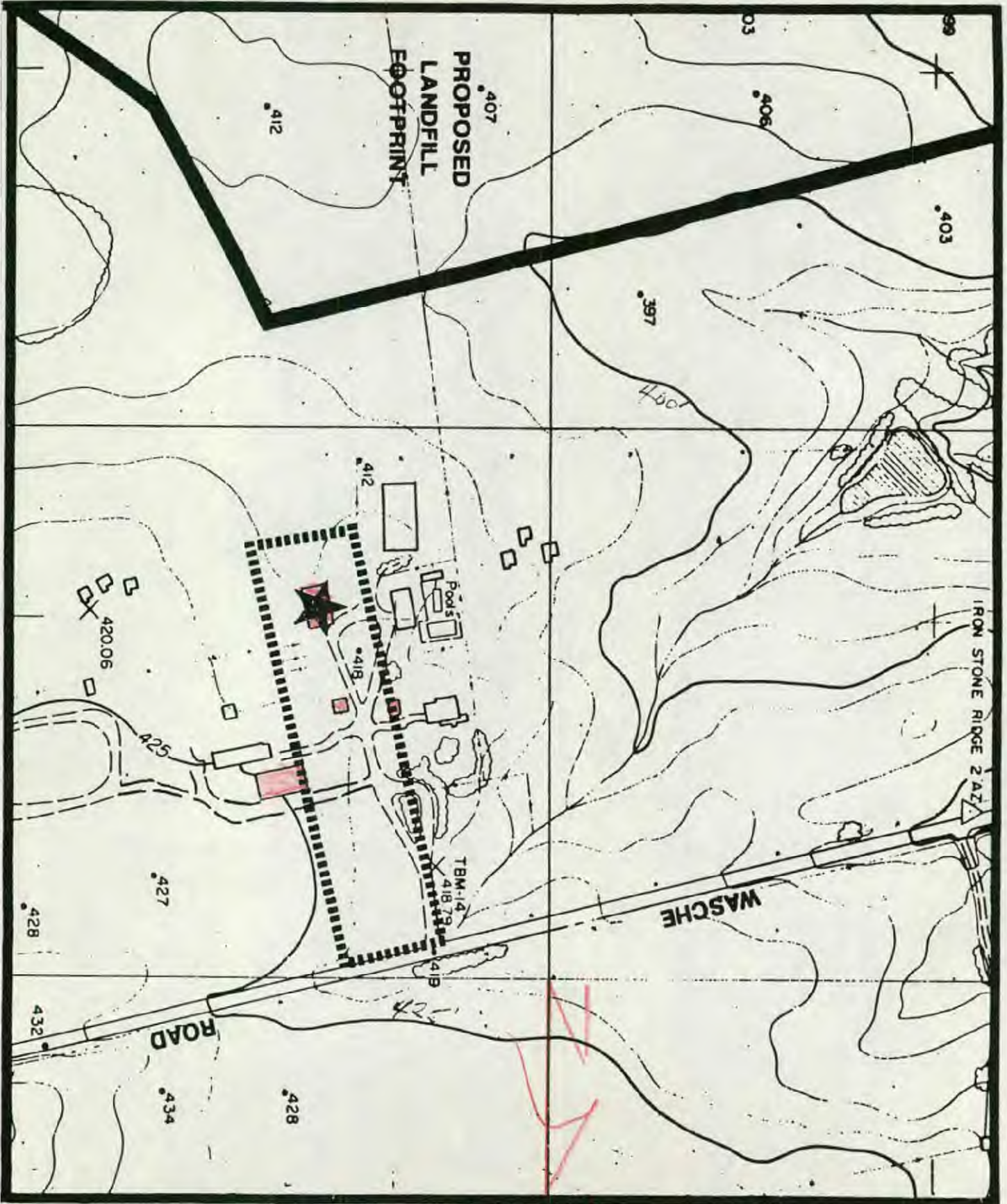
The recommendation of the aforesaid PHED Committee was "the final draft plan for the historic preservation on the John Jones Farm be deferred".

The historic designation and environmental setting of 3.58 acres on the subject property is a blatant attempt to construct more hurdles for subsequent use of the property. I again urge this honorable body to defer placing the historic designation and environmental setting on any part of the subject property or improvements thereon.

Respectfully submitted,


Charles H. Jamison

Enclosure:
Exhibit I



CHARLES H. JAMISON, INC.

Real Estate

19939 FISHER AVENUE, P.O. BOX 86
POOLESVILLE, MARYLAND 20837

PHONE: 428-8200

FAX: 428-8133

October 2, 1992

The Honorable William E. Hanna, Jr., Chairman
Planning, Housing, Economic Development Committee
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

RE: OCTOBER 5, 1992 PHED COMMITTEE MEETING REGARDING FINAL DRAFT
MASTER PLAN FOR HISTORIC PRESERVATION: ROLLING RIDGE, EDWARD
CHISWELL FARM, JOHN JONES FARM AND LAWRENCE WHITE FARM

Dear Mr. Hanna:

Charles H. Jamison, Inc. is the present owner of the former Antonelli farm containing 90 acres, more or less, located at 19800 Wasche Road, Dickerson, Maryland, on which farm the 40'x70' "John Jones Bank Barn" and a recommended environmental setting of 3.58 acres is located. The said recommended environmental setting is approximately 200 feet in width and approximately 770 feet in depth (see area shown on plat attached hereto as Exhibit I). The said environmental setting bisects the middle of the frontage of the farm on the west side of Wasche Road.

As stated at the hearing before the Council on September 10, 1992, the recommended 3.58 acre environmental setting bisects and encompasses the existing entrance of the farm leaving the modern Morton agricultural buildings on each side of the recommended environmental setting. The recommended environmental setting of 3.58 acres is the area on which much of the activity of the farm is centered. The limitations imposed by the recommended environmental setting will severely impact our ability to conduct our farming operation on the subject property.

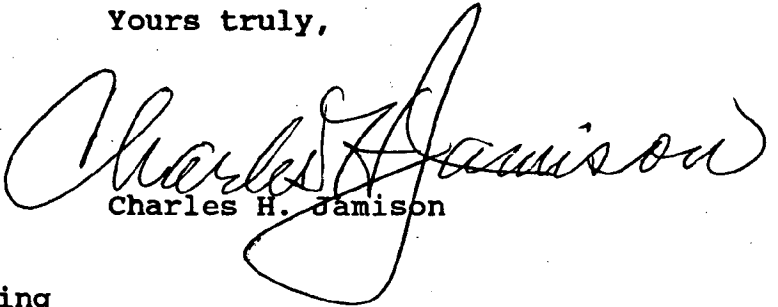
The recommended environmental setting would prohibit the construction of a grain drying and grain storage facility on the entire 3.58 acre environmental site without getting permission from the Historic Preservation Commission and obtaining the historic area work permit required under the provisions of County Preservation Ordinance Section 24A-6.

I trust you will convey to the other members of the committee that the recommended historic designation and environmental setting is an attempt by opponents of the proposed landfill to construct more

Exhibit I

hurdles for subsequent use of the property. I am requesting your honorable committee to recommend denial of the environmental setting on the subject property during the Charles H. Jamison, Inc. ownership of the said property.

Yours truly,



Charles H. Jamison

Enclosure:
Plat Showing Environmental Setting

CHJ/eje

FILE

**WARD
BUCHER
ARCHITECT**

1744 Corcoran Street N.W.
Washington DC 20009
(202) 387-0061

May 2, 1992

Mr. Aron Trombka
Division of Solid Waste Management
Executive Office Building
Rockville MD 20850-2589

Mr. Greg Africa
Maryland Environmental Services
2020 Industrial Drive
Annapolis MD 21401

Dear Mr. Trombka and Mr. Africa:

I have enclosed the cost estimate for the work recommended to stabilize the structures at the Matthews Farm in Dickerson, Maryland. The cost estimate completes this portion of the Stabilization Report.

The cost estimate line items are grouped in the same order as the comments in Section VIII. of the Stabilization Report. The letters after each line item refer to the recommendations which are included in the report for each building. Please note item no. 11, General Conditions, which are costs which are in addition to the work at any particular building.

The following alternates were priced separately for MES consideration:

1. Bank Barn roof painting: Galvanized corrugated roofing cannot be painted during the first year after installation without special preparation.
2. Cow Shed Silo repairs: Further investigation has revealed repairs which are not included in Section VIII may be required at the concrete at the base of the silo.

The repair of approximately 200 linear feet of the drylaid stone wall on the north side of the road has been priced. If the length of the wall repaired is increased, the unit cost will decrease.

The replacement of a missing door at the upper level of the Gothic Barn was not priced. The cost estimate includes the cost of temporarily closing this opening.

WARD BUCHER ARCHITECT

Trombka, Africa, May 2, 1992

Page 2

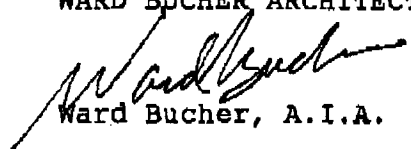
This is a cost estimate and not a contractor's bid. The cost estimate is based on average labor and material costs in the local area at the time it was prepared. Market conditions may vary and the actual scope of the work may increase due to unforeseen and hidden conditions. Therefore, we recommend that a contingency of 20% be added to the individual line items for budgeting purposes.

I have also enclosed revised specification pages which respond to the comments made by Richard Diemer in his letter dated March 24, 1992. The revised sections include Demolition and Cleaning, Fencing, Masonry Restoration, Painting, and Wood Doors and Door Hardware. I have incorporated all of the suggestions, with the exception of requiring a master carpenter for hanging the barn doors. It is my opinion that the level of quality needed for this work does not justify the expense of a master carpenter. However, I have no objection to adding this requirement if the County requests it. Please substitute the revised pages for the ones originally included in the specifications.

The information contained in this report is correct to the best of our knowledge and belief.

Yours Very Truly,

WARD BUCHER ARCHITECT,



Ward Bucher, A.I.A.

Enclosure

cc: Gwen Marcus, MNCPPC

M E M O R A N D U M

November 18, 1992

TO: County Council

FROM: Jean C. Arthur, Legislative Analyst *JCA*

SUBJECT: **Action** - Final Draft Amendment to the Historic Preservation Master Plan: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge

The Planning, Housing and Economic Development Committee (PHED) discussed this Master Plan Amendment at a worksession held on October 5, 1992 and makes the following recommendations. Detailed descriptions of these properties are on circles 9-17 and 39-61. The Master Plan amendment as originally submitted is attached as well as a draft resolution. Letters from property owners are also included in this packet.

**#16/2 Edward Chiswell Farm
20130 Wasche Road
Dickerson**

This property is recommended for designation because the house embodies the distinctive characteristics of several types, periods and methods of construction and reflects the evolution of the structure over nearly two centuries. The property has been farmed by four families from 1792 to 1906. The farm is named for Edward Jones Chiswell who served in the 35th Battalion, Virginia Calvary. This property is on the County's proposed landfill.

PHED Committee

The committee voted 2 - 1 to recommend historic designation of the Edward Chiswell Farm with a 20-acre environmental setting. The County Executive requested the 20-acre environmental setting because the 39-acre setting recommended by the Planning Board would include an area where the Executive expects to take soil for developing the landfill. The committee feels that the Department of Environmental Protection (DEP) should be able to extract

dirt from the farm since hauling dirt in would be costly and have a negative impact on the surrounding community. The 20-acre environmental setting would allow DEP to excavate soil from the farm with minimum impact on the historic buildings. It would also allow DEP to buffer the landfill from the road and allow the development of a sediment/stormwater pond. The Department has said that it will replant the excavation area to restore it to a naturalistic state.

**#16/3 John Jones Farm
19800 Wasche Road
Dickerson**

The Planning Board recommended historic designation of the late 19th century Bank Barn on the Jones Farm because it "is a familiar visual feature in the scenic Dickerson landscape, and is representative of the rich agricultural heritage of Montgomery County." The Planning Board recommended an environmental setting of a rectangular 3.5 acres which included the tree-lined drive from Wasche Road and a small storage building.

PHED Committee

The committee recommends that the barn on this farm not be designated on the Master Plan but that it remain on the Locational Atlas. The committee agreed with the property owner that historic designation and the regulation involved would have a negative impact on the operations of the farm.

The John Jones Farm is part of the proposed Site 2 landfill and the committee suggests that the historic designation could be reconsidered when or if the County has purchased the property.

**#12/31 Lawrence White Farm
20900 and 21120 Martinsburg Road
Dickerson**

The Lawrence White Farm (known in the community as the Matthews Farm) is recommended for designation based on architectural styles and the farm has a prominent place in the landscape along historic Martinsburg Road. The Planning Board recommended an environmental setting of the entire parcel, including mature trees and the stone fences surrounding the property, but excluding the County's composting facility. This property was acquired by the County in 1980 to serve as an interim sludge facility.

PHED Committee

At the PHED Committee worksession the committee recommended designation of this farm as a historic resource. The committee also asked the Executive Branch to stabilize the property to halt further deterioration and to look into whether a private party would be willing to take control of the buildings. Since that worksession staff has learned that at least one member of the committee is considering changing his vote. Staff believes that the issue deserves further discussion.

Staff Comments

The Lawrence White Farm belongs to the County, but the County Executive is not supporting the designation because of the poor structural condition of the buildings. These buildings have not always been in poor condition. The buildings on the farm have been vacant since 1982 and the structures are deteriorated due to lack of upkeep and maintenance. The Council appropriated \$72,000 in the FY93 budget to be used to stabilize the buildings on the Lawrence White Farm, however, the Executive believes that the cost of rehabilitating the structures could exceed \$200,000.

In a memorandum dated November 9, 1992 (attached at circles 18-24), the Director of Facilities and Services seeks to further clarify the position of the Executive. The Director argues that the cost of stabilizing and repairing these buildings outweigh the historic significance of the structures. Staff agrees that in the County's current financial situation spending money on buildings that are in such poor condition is not wise. But, staff believes that the County is setting a bad example by allowing property which it owns and which is on the Locational Atlas to deteriorate to a point of what is essentially "demolition by neglect." Private citizens are fined for similar actions.

The Executive has said that he will attempt to find a private sector individual or group who would be willing to take on the responsibility for repairing the structures in exchange for using them. That should be encouraged. Additionally, as an alternative to not designating this property on the Master Plan because of concerns about renovation costs, the Council may choose to retain it on the Locational Atlas pending further investigation into renovation options and a potential public/private partnership.

**#14/38 Rolling Ridge
7215 Brink Road
Laytonsville**

Built in circa 1790, Rolling Ridge is significant as a rare Montgomery County example of 18th century Georgian architecture. The Planning Board recommended an environmental setting of the entire 191.26 acres parcel, with the understanding that the setting may be reduced at the time of subdivision.

PHED Committee

The committee recommends designation of Rolling Ridge as a historic resource but with an environmental setting of 25 acres. The setting would be delineated at the time of subdivision and would include the main house, surrounding gardens, the tree-lined drive and scenic vistas.

JCA/cge
Z/606/5 - 7

Resolution No.:
Introduced: November 24, 1992
Adopted:

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

By: District Council

Subject: Final Draft Amendment to the Master Plan for Historic
Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence
White Farm and Rolling Ridge

Background

1. On July 19, 1992, the County Executive submitted the Final Draft Amendment to the Master Plan for Historic Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge.
2. On September 10, 1992 the Council held a public hearing regarding the Master Plan Amendment and forwarded the amendment to the Planning, Housing and Economic Development Committee for review and recommendation (PHED).
3. On October 5, 1992, PHED discussed the master plan and the issues raised at the public hearing.
4. The PHED committee made the following recommendations:
 - o Designate Edward Chiswell Farm with an environmental setting of 20 acres and require the Department of Environmental Protection to replant the borrow area and return it to close to its original condition.
 - o Designate Rolling Ridge as a historic resource with an environmental setting of 25 acres to be delineated at the time of subdivision.
 - o Do not designate the John Jones Farm/Bank Barn on the Master Plan but retain the property on the Locational Atlas for future consideration should the County purchase the property.
 - o Designate the Lawrence White Farm as a historic resource and require the Executive to stabilize the buildings on the farm. The Executive branch should attempt to find a private party who is willing to take responsibility for the buildings in exchange for use of the buildings.
5. The Montgomery County District Council reviewed the amendment to the Master Plan for Historic Preservation and the recommendation of the PHED Committee, at a worksession held on November 24, 1992. The Council voted to adopt the recommendation of the PHED Committee.

Action

The Final Draft Amendment to the Master Plan for Historic Preservation: Edward Chiswell Farm, John Jones Farm, Lawrence White Farm, and Rolling Ridge is approved as follows:

1. Designate Edward Chiswell Farm with a 20-acre environmental setting as delineated on Figure_____. This setting includes the main house, a tenant house, all outbuildings, and the remains of the "waterfall" gardens. Areas between this setting and Wasche Road, from which soil will be borrowed for the landfill, will be reclaimed and planted with mixed native trees and shrubs. Additionally, grading will return the slopes in these areas to a naturalistic appearance similar to existing conditions, but at lower elevations.
2. Do not designate the John Jones Farm but retain on the Locational Atlas.
3. Designate the Lawrence White Farm and encourage the Executive to find a party to take over repair and maintenance of the buildings.
4. Designate Rolling Ridge on the Master Plan for Historic Preservation. The environmental setting shall consist of approximately 25 acres and shall be delineated at the time of subdivision. The environmental setting must include all important characteristics of the site, specifically the main house, surrounding gardens, the tree-lined drive, and scenic vistas. An additional 25.66 acre parcel lies within the limits of Laytonsville and includes the part of the entrance drive closest to Brink Road.

This is a correct copy of Council action.

Kathleen A. Freedman, CMC
Secretary of the Council

Approved:

Neal Potter, County Executive

Date

FINAL DRAFT

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

ROLLING RIDGE, EDWARD CHISWELL FARM,
JOHN JONES FARM, LAWRENCE WHITE FARM

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1980 Preservation of Agriculture and Rural Open Space Master Plan; 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, 1992

Revised By:
THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)

Approved By:
THE MONTGOMERY COUNTY COUNCIL
(Date to be established)

ABSTRACT

TITLE: Final Draft Amendment to the Master Plan for
Historic Preservation: Rolling Ridge, Edward Chiswell
Farm, John Jones Farm, Lawrence White Farm

AUTHOR: The Maryland-National Capital Park and Planning
Commission, Montgomery County Planning Board

SUBJECT: Final Draft Amendment to the Master Plan for
Historic Preservation: Rolling Ridge, Edward Chiswell
Farm, John Jones Farm, Lawrence White Farm

DATE: May, 1992

PLANNING AGENCY: The Maryland-National Capital Park and
Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and
Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

NUMBER OF PAGES: 9

ABSTRACT: This document contains the text, with supporting maps,
for an amendment to the Master Plan for Historic
Preservation in Montgomery County, being also an
amendment to the 1980 Preservation of Agriculture and
Rural Open Space Master Plan; and an amendment to the
General Plan for the Physical Development of the Mary-
land-Washington Regional District within Montgomery
County, Maryland. This amendment designates four indi-
vidual properties as historic sites to be protected
under the County's Historic Preservation Ordinance,
Chapter 24A of the Montgomery County Code.

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ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

Bruce Adams, President
Marilyn J. Praisner, Vice-President
Derick P. Berlage, Councilmember
Nancy Dacek, Councilmember
Gail Ewing, Councilmember
William E. Hanna, Jr., Councilmember
Betty Ann Krahnke, Councilmember
Isiah Leggett, Councilmember
Michael L. Subin, Councilmember

COUNTY EXECUTIVE

Neal Potter

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
COMMISSION

John Rhoads, Chairman
Gus Bauman, Vice-Chairman

Montgomery County
Planning Board

Gus Bauman, Chairman
Richmond M. Keeney, Vice-Chair
Patricia S. Baptiste
Nancy M. Floreen
Davis M. Richardson

Prince George's County
Planning Board

John Rhoads, Chairman
Howard W. Stone, Jr., Vice-Chair
James M. Brown
Regina J. McNeill
Norris W. Sydnor, Jr.

HISTORIC PRESERVATION COMMISSION

Albert Randall, Chair
Walter Booth, Vice-Chair
Joseph B. Brenneman
Gregg Clemmer
Hank Handler
Ellen Pratt Harris
George Kousoulas
Martha Lanigan
Kenneth P. Norkin

MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private landowners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

Preliminary Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the preliminary draft.

Final Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Executive, who must review it and forward it to the County Council, with any revisions deemed appropriate. If the County Executive makes no revisions in the Planning Board's final draft, the Council may adopt the unchanged draft without holding a public hearing. If the Executive does make revisions, or if the Council wishes to consider any revisions, the Council must schedule a public hearing. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the final plan amendment.

If the Council action modifies and approves the Executive's Revised Final Draft Amendment, the Approved Amendment must be sent to the County Executive for approval or disapproval. If disapproved by the County Executive, the Council may override the disapproval of the Plan by an affirmative vote of five members.

Failure of either the County Executive or the Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on The Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and an historic area work permit issued under the provisions of the county's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that an Historic Area Work Permit for work on public or private property must be issued prior to altering an historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

THE AMENDMENT

The purpose of this amendment is to designate four individual sites on the Master Plan for Historic Preservation, thereby extending to them the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
16/2	Edward Chiswell Farm/ "Longview"	20130 Wasche Road Dickerson

- o The Edward Chiswell Farm reflects the early history of the County and is representative of the area's cultural, economic, and social evolution. The original 300 acre land patent for this property was called "Allison's Adventure" and was granted in 1729 to John Allison and William Caster. Four consecutive families farmed this land from 1792 to 1906, each occupying the site for approximately 40 years.
- o There are no buildings remaining from the period of John Allison's ownership in the 18th century. However, before 1800, the next owner - Thomas Cooley - built a stone house on the property. He owned 14 slaves and farmed the land.
- o Henry W. Talbott, a planter who also served as a Justice of the Peace and a School Board member, owned the farm from 1814 until 1859.
- o In 1868, the property was sold to Edward Jones Chiswell and his wife, Evalina Allnut Chiswell. Edward Jones Chiswell was a fifth generation Chiswell and was a Second Lieutenant in the Civil War. He served under his relative and neighbor, Elijah Viers White, commander of the 35th Battalion, Virginia Calvary. Many Montgomery County residents who went to Virginia to join the Confederate fighting force were called "Chiswell's Exiles". The house may have been used as a hospital during the Civil War, just prior to Chiswell's ownership. Edward Chiswell had six children, and farmed the property until his death in 1906.
- o The house embodies the distinctive characteristics of several types, periods, and methods of construction and reflects the evolution of the structure over nearly two centuries. There is an original 1 1/2-story Seneca sandstone section; a central section of sandstone and wooden clapboarded; and a three-bay, 2 1/2-story southern addition of stone. Victorian details are present in the frame section with its gable roof and fishscale shingles.
- o Outbuildings include a stone, one-story smokehouse, a small frame springhouse, and the stone foundation of an 18th century barn. A remnant of a "waterfall garden" terraced to the east is similar to landscaping at "Mt. Nebo" and "Dowdens Luck", both National Register sites.

- o The environmental setting is an area of approximately 39 acres out of the 358.75 acre parcel. This setting, delineated in Figure 4, includes the main house, all outbuildings, and significant landscape features - such as the remains of the "waterfall" garden and the vista from Wasche Road.
- o The site warrants further archeological study as there may be remnants of the early 19th century Cooley cemetery on the property and other pre-historic remains.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
14/38	Rolling Ridge	7215 Brink Road Laytonsville

- o Rolling Ridge is significant as a rare Montgomery County example of 18th century Georgian architecture, found more commonly in the Virginia Tidewater region.
- o Rolling Ridge was built circa 1790 by a prosperous merchant from Georgetown, Robert Ober. Ober married Catharine Tenney, daughter of Dr. Samuel Tenney, Surgeon General in the Revolutionary War. Ober was known to be an influential and loyal supporter of the United States in the War of 1812. His daughter, Martha J. Ober, married Elisha Riggs Griffith, whose descendants lived at Rolling Ridge until 1903.
- o The main house is a brick 1 1/2-story structure with distinctive paired gable end chimneys. The principle facade is five bays across, including a large central entranceway. At the east end is a kitchen ell, and across the front is a large porch, which may have been added at a later date. Windows are nine over six double hung sash. Two prominent dormers pierce the slate roof on the front elevation. A row of diagonal brick cornice trim at the eaves is an unusual feature of the house.
- o The setting of the house includes large trees and period gardens with boxwood mazes, evergreen hedges, flagstone walks, rock gardens and a "bowling green" developed by Mr. and Mrs. John A. Small during their ownership from 1933 to 1950. John Small was a third generation master landscape architect.
- o Rolling Ridge is located on a parcel of 191.26 acres. The environmental setting is the entire parcel, with the understanding that the setting may be reduced at the time of subdivision. A reduced setting must include all important characteristics of the site, specifically the main house, surrounding gardens, the tree-lined drive, and scenic vistas. An additional 25.66 acre parcel lies within the limits of Laytonsville and includes the part of the entrance drive closest to Brink Road.

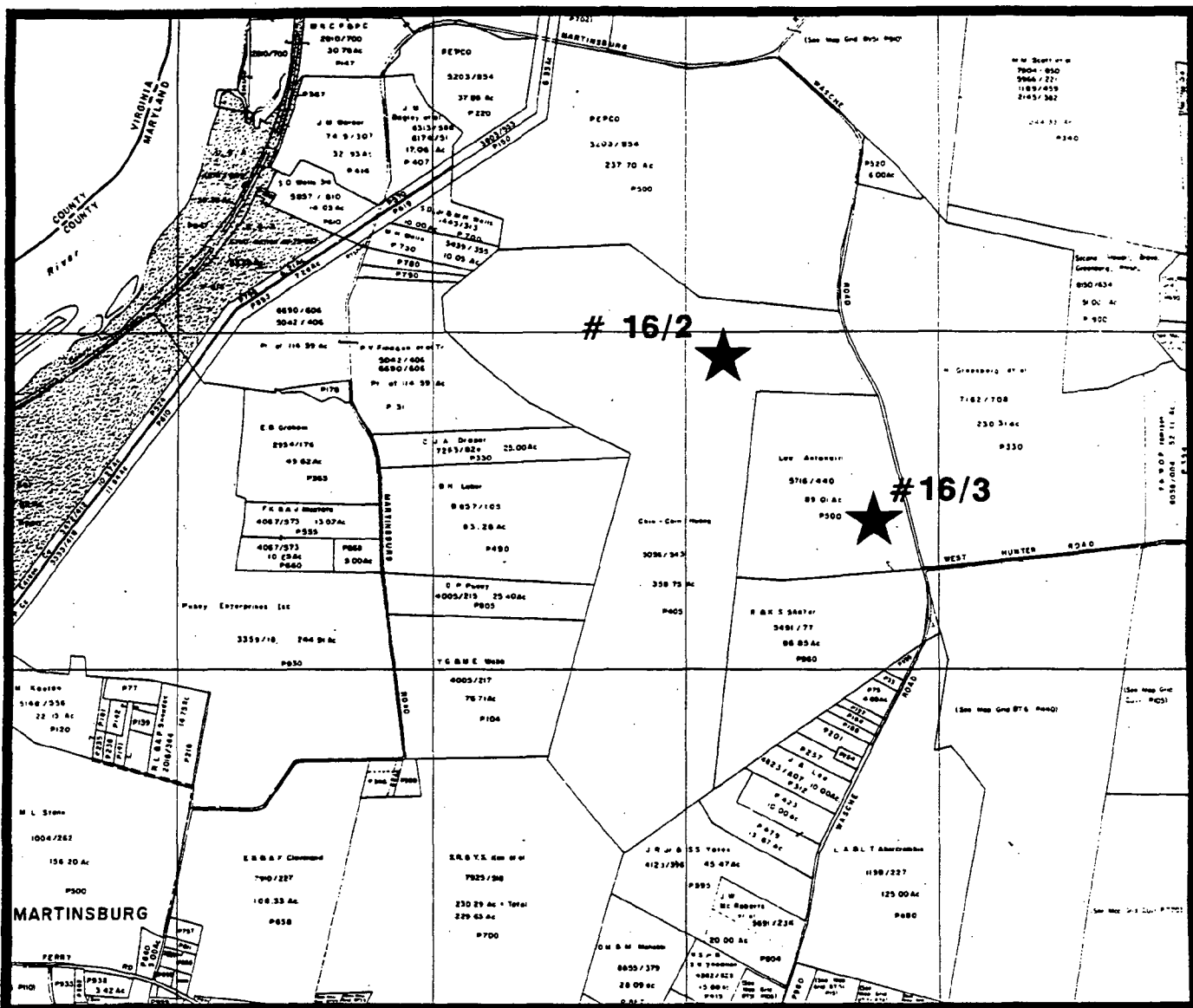
<u>Site #</u>	<u>Name</u>	<u>Location</u>
16/3	John Jones Farm/Bank Barn	19800 Wasche Road, Dickerson

- o The John Jones Farm has historical significance as part of the original land grant to Edward Jones in the mid-18th century by Lord Baltimore. Called "Eleven Brothers", it was named for Edward Jones' eleven sons. It was farmed continuously by members of the Jones family until 1938.
- o Although the original house on the property burned in 1978, the bank barn on the Jones Farm has significance. The late 19th century bank barn on the John Jones Farm is a familiar visual feature in the scenic Dickerson landscape, and is representative of the rich agricultural heritage of Montgomery County.
- o The barn features un-battened vertical siding with louvered windows, a gabled metal roof with three metal ventilators, and four sliding doors on the ramped north facade. The stone foundation with quoined corners has been painted white. It is similar in design to an early bank barn at nearby "Oak Ridge", also built by the Jones Family.
- o The setting for the barn is a rectangular tract of land that includes the tree-lined drive from Wasche Road and a small storage building, probably an early tenant house. The setting is approximately 200' x 770' (3.58 acres), preserving the vista of the barn from the road (see Figure 5). The site of the 19th century farmhouse, which burned in 1978, is not included in the setting.

<u>Site #</u>	<u>Name</u>	<u>Location</u>
12/31	Lawrence White Farm	20900 and 21120 Martins- burg Road, Dickerson

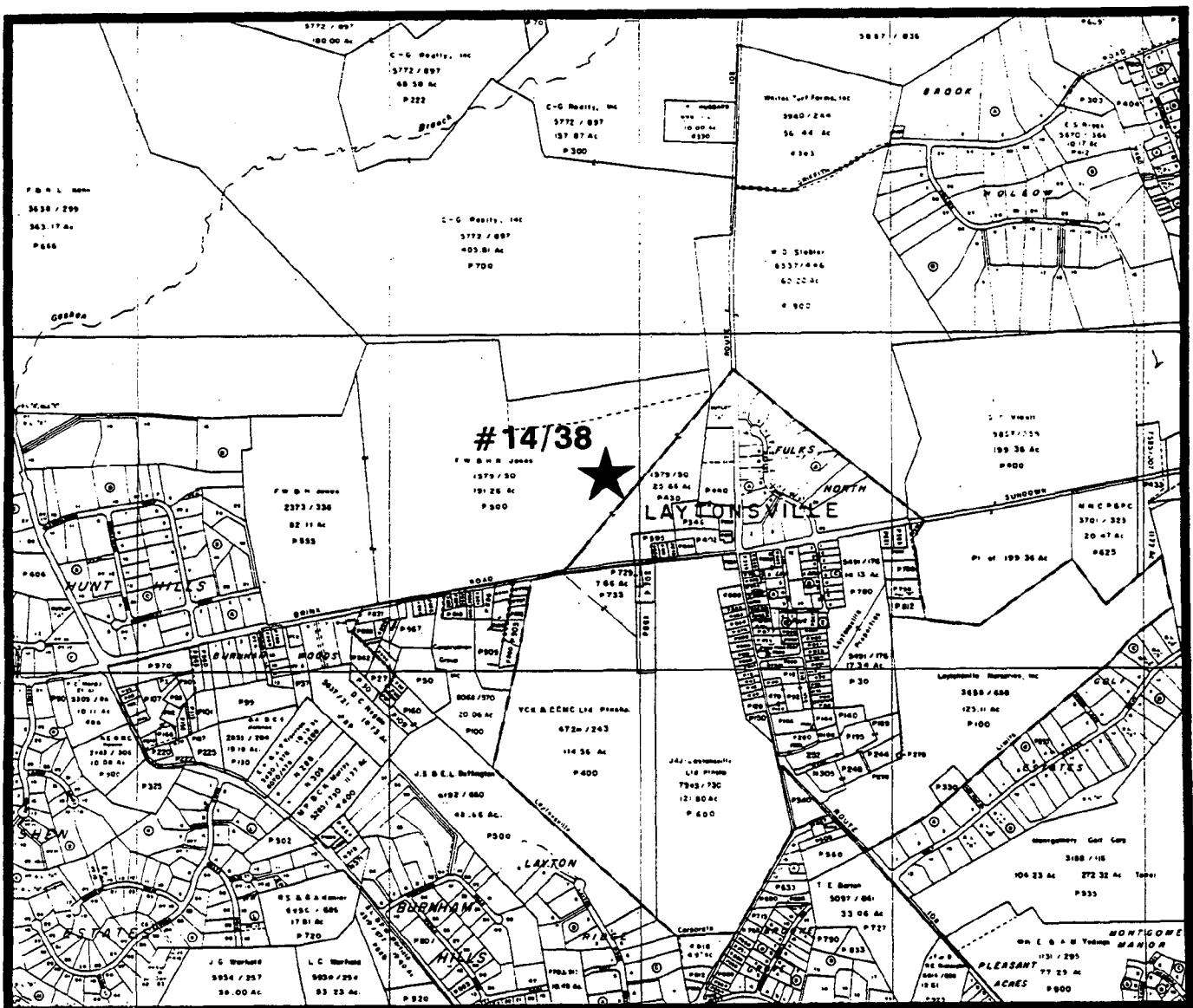
- o Although the main 19th century farmhouse on the property burned in 1990, the remaining agricultural structures on the Lawrence White Farm are an especially good collection of varied and intact buildings that form a cohesive farmstead.
- o This historic farmstead is significant as an intact and diverse collection of agricultural buildings which represent the farming industry in Montgomery County and its changing nature (from grain-oriented operations to dairy farms) from the late 1800's through the early 1900's.
- o The Lawrence White Farm was built in the late 19th century as a family farm for the son of a locally prominent farmer (Benjamin White of Inverness). As an early family farm, this resource reflects the County's rural development patterns and the community interrelationships.

- o The buildings on the Lawrence White Farm represent a number of significant agricultural styles and building types: the log construction of the smokehouse, the board and batten tenant house which evokes the Carpenter Gothic style, the large wooden bank barn, and the unusually fine Gothic-roofed dairy barn (only one of three such structures in the County).
- o In addition to the historic and cultural importance of the property as "Linden Park" during the ownership of the Matthews family, the Lawrence White Farm has a prominent place in the landscape along historic Martinsburg Road. The collection of agricultural buildings, the mature trees, and the stone walls contribute to the site's importance as a community landmark.
- o The environmental setting for the Lawrence White Farm is the entire parcel, specifically including mature trees and the stone fences surrounding the property, but excluding the County's Composting Facility as defined by the chain link fence on the property.
- o Buildings on the property are categorized as to their architectural and historical significance so that future changes can be evaluated in this context:
 - A. Outstanding Resources - should be given the highest level of scrutiny in reviewing proposed alterations:
 - 1. small Carpenter Gothic tenant house with board and batten siding
 - 2. log smokehouse with stone chinking
 - 3. bank barn with attached cow shed and silos
 - 4. 20th century Gothic-roofed dairy barn with silo
 - 5. stone fences surrounding property
 - B. Contributing Resources - should be given a moderate level of scrutiny in reviewing proposed alterations:
 - 1. tractor shed
 - 2. small wooden shed
 - C. Non-Contributing Resources - should be given the most lenient level of scrutiny in reviewing proposed alterations and may be considered for demolition:
 - 1. two tenant houses, ell-shape in plan.



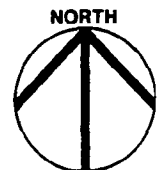
LOCATION: # 16/2 - EDWARD CHISWELL FARM
16/3 - JOHN JONES FARM



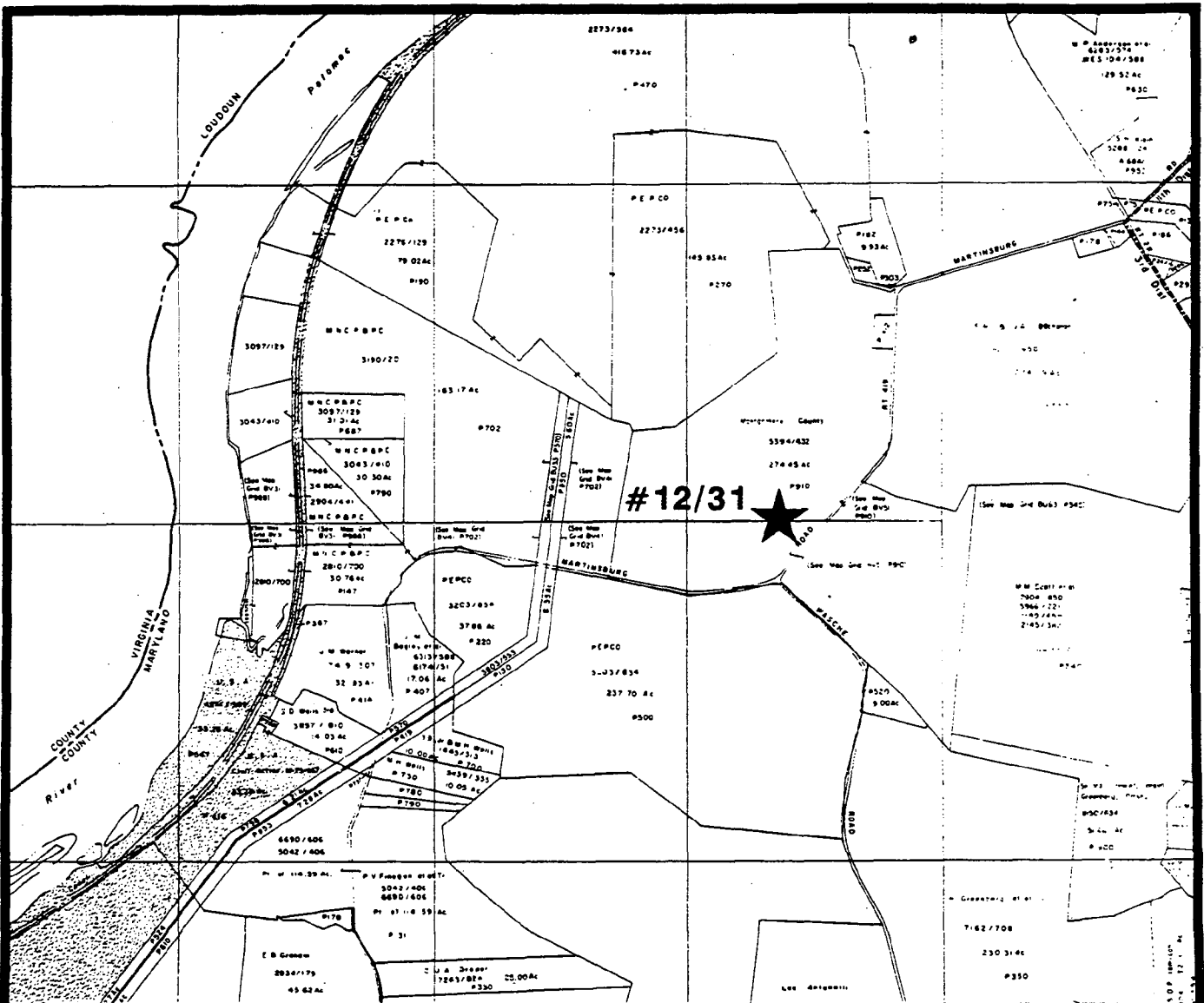


#14/38
 F. W. & H. R. Jones
 1379 / 30
 137 26 Ac
 P 300

LOCATION: #14/38 - ROLLING RIDGE

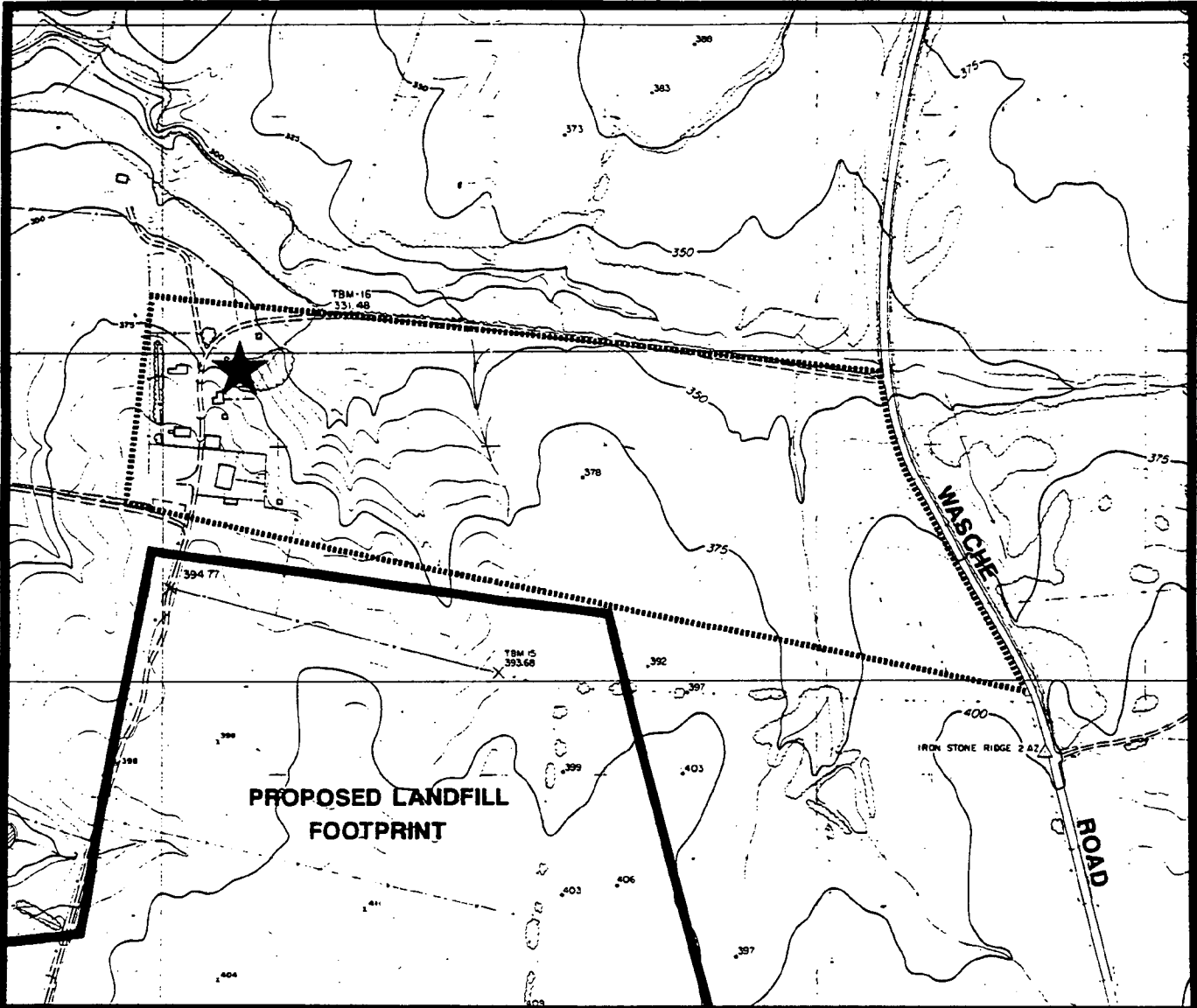


1"=1950'



LOCATION: #12/31 - LAWRENCE WHITE FARM





#16/2 - ED CHISWELL FARM



CHISWELL HOUSE



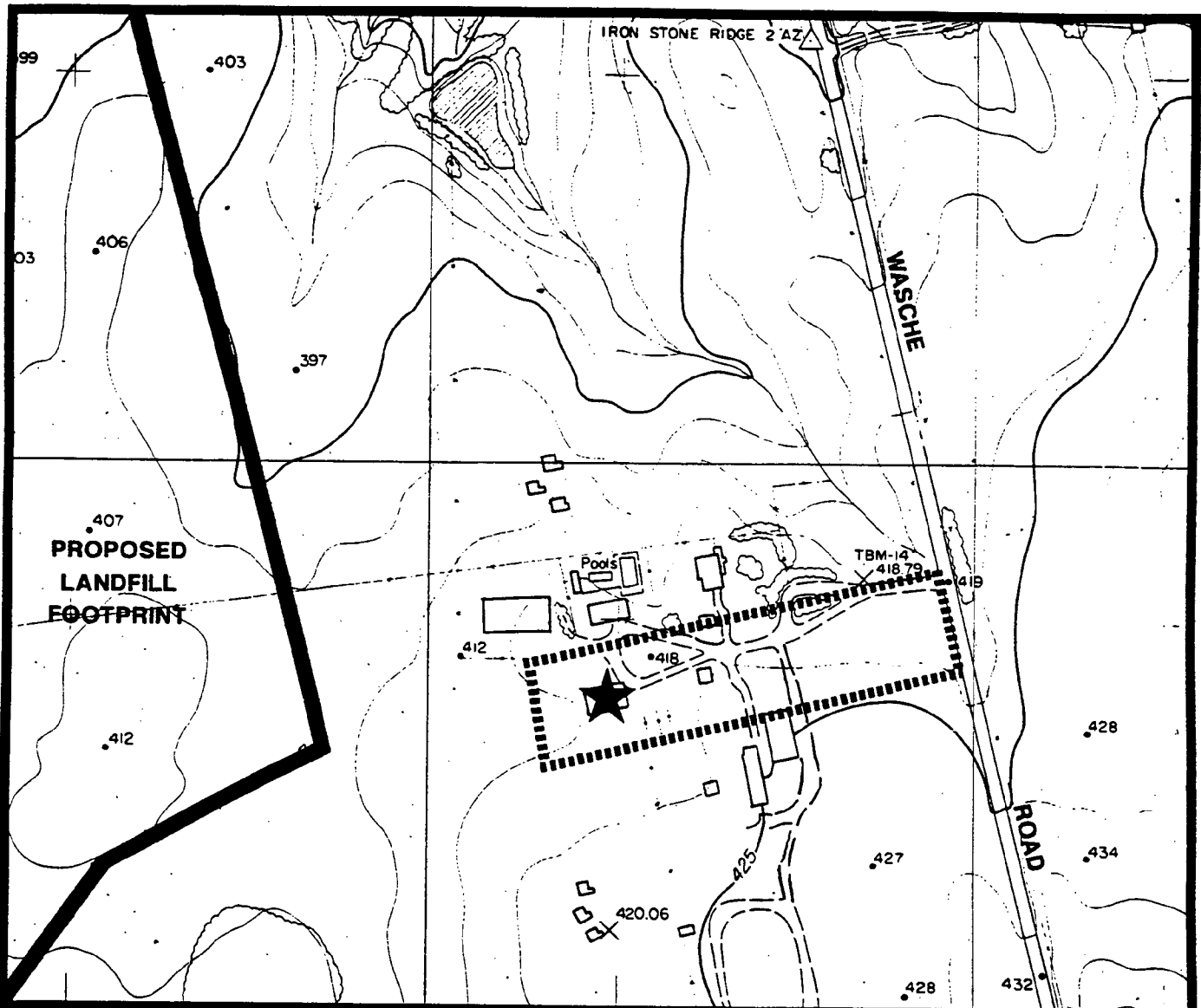
RECOMMENDED ENVIRONMENTAL SETTING






PROPOSED LANDFILL FOOTPRINT



1"=500'



#16/3 - JOHN JONES FARM

-  **JOHN JONES BANK BARN**
-  **RECOMMENDED ENVIRONMENTAL SETTING**
-  **PROPOSED LANDFILL FOOTPRINT**

NORTH



1"=300'

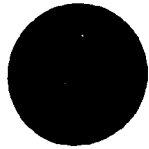


92 NOV 12 11 51 AM '92
Montgomery County Government

MEMORANDUM

November 9, 1992

PH 9-10-92
AMDT-MIP HIST. PRES



014799

JCA
HAVE CC

A. S. Migs Damiani

TO: Bruce Adams, President
County Council

FROM: A. S. Migs Damiani, C.P.E., Director
Department of Facilities and Services

RE: Deliberations on Historic Designation - Lawrence White Farm, Dickerson

The PHED Committee has recently recommended to the Council in favor of historic designation for the County-owned Lawrence White farm, in Dickerson. In anticipation of the Council's upcoming worksession on this issue, I would like to explain and clarify the position of the County Executive and the Department of Facilities and Services.

You may recall that, in our testimony at the Council public hearing in September, we argued against designation of this property on the basis of the estimated cost of repair and renovation. We also testified that, in our opinion, all buildings but the Gothic Barn were beyond repair. We were joined in that recommendation by the Sugarloaf Citizens Association. This is also the recommendation that was made by Mr. Potter in his September memorandum to the Council on the issue.

The matter of cost should rightly be secondary, in a decision like this, to the more important factor of historic significance. In this case, however, the cost implications of historic designation are of such magnitude that they deserve full and careful attention.

The \$72,000 appropriation that was made for FY 93 did not address the problems we face at the White Farm. DEP has made this money available to DFS to do what we can. In the last year, we have fortunately become very adept at stretching limited funds, but the only significant work that we are accomplishing with this amount is to stabilize and clear the vegetation from the stone wall that runs along Martinsburg Road. The stone wall is identified by the Historic Preservation Commission as one of the outstanding historic resources on the property, and in our estimation, is the only structure which could be

reasonably protected for the \$72,000 available. We currently are working on the wall and hope that the dollars available will allow us to finish the project. Assuming it does, maintenance dollars should be budgeted and approved for FY 94 and beyond in order to keep the wall in good condition.

The DFS Maintenance Division has carefully inspected all of the structures on the property, and listed the most urgent work needed simply to stabilize the buildings and prevent further deterioration. The full report and video tape showing existing conditions on all of the structures is either attached or on file with the Council. I have summarized the highlights of their report to bring this project into perspective:

The Bank Barn needs extensive replacement of wood siding, repair of structural damage, repair of severe damage done over time to the floors, replacement of all doors, repair of the roof frame, replacement of corrugated steel sheets on the roof, repair of the stone foundation and complete scraping and painting. The attached cow shed has missing columns, side wall framing and siding. More than 40% of the metal roof panels are missing and would have to be replaced. The building is beyond repair within a reasonable cost in our opinion.

The Gothic Barn needs extensive repairs to the custom preformed metal roof, replacement of all ventilators, repair of structural wall cracks, replacement of the silo roof, and scraping and painting of the exterior. Please keep in mind that this building is four stories tall and has 33 windows.

Scraping and painting, which must be done to protect the buildings from deterioration, would be a major project by itself. The two barns have a combined exterior surface of nearly 1 acre.

The Tenant House needs extensive repairs to the roof, siding and the foundation of the house. The concrete addition to the house has serious structural cracks, is beyond reasonable repair, and should be demolished. Scraping and painting of the exterior is needed.

The Log Smokehouse has been damaged by fire. Several logs must be replaced. The foundation is weak, and needs repair in some places, replacement in others. The roof needs extensive repair.

The above includes only work that is necessary to prevent further deterioration of the structures, and then only to those structures deemed outstanding resources by the HPC. Our estimate of the expense required to stabilize the Gothic Barn alone is \$100,000. Please

understand that, as high as that figure may appear, it allows only \$14 per square foot of interior floor space in the barn. In order to go beyond stabilization and prepare the building for some productive reuse, we would need more than \$300,000 and perhaps as much as \$500,000 - depending on our findings as the work progressed.

To provide stabilization of all the structures considered outstanding by the HPC, a minimum of \$450,000 to \$550,000 of additional funds will be required in our FY 94 Operating Budget. Stabilization would hold off deterioration for only a short period of time. It is a temporary solution at best. It allows some time to plan, but is not in itself an answer. Actual restoration of the entire farmstead would be a full-fledged capital project that could easily run well above \$2 million.

In Mr. Potter's September memorandum to the Council, and in my subsequent testimony at the hearing, we committed our resources to finding a private sector individual or group with the willingness and wherewithal to assume responsibility for the repair of these structures in exchange for their use. That plan has not changed. We have, in fact, received proposals from individuals interested in the use of the stone house which adjoins the farm. None of these individuals have expressed any interest in nor ability to assume responsibility for the farm structures. Earlier this year, the Bethesda Center for Excellence (which sponsors the U.S. whitewater olympic team) proposed to take over maintenance and use of the stone house, and explore renovation and reuse of the barns for storage purposes as a long-term project. More recently, we have heard that there may be interest in the use of the farm structures by the owner of the Inverness property nearby, and that local churches may be interested in the use of one of the barns for church services. We plan to investigate and exhaust these and any other possible reuse alternatives for these buildings.

The degree to which the buildings and surrounding areas could be changed, and the nature of the materials that could be used in renovations, and the manner in which the renovations could be carried out all hinge on the outcome of the historic designation issue. Historic designation will limit and restrict our options with respect to the reuse of the site. Historic designation will hinder, and not improve, our chances of finding a productive reuse for these buildings. For this reason, and because of the substantial budget pressures that it would bring, and the fact that all buildings other than the Gothic Barn are beyond repair within a reasonable cost, we are still opposed to historic designation of these buildings.

Page 4

Please feel free to contact me should you need additional information or have any questions on the above. I would also be pleased to organize a visit to the site for councilmembers, if you believe it would be of help. I do hope that you take the opportunity to look at the video tape that will show conditions that presently exist. Thank you for your consideration.

ASD:RJ:dj
gothic/rjlan

Attachment

cc: Councilmembers
Derick Berlage
Nancy Dacek
Gail Ewing
William Hanna
Betty Ann Krahnke
Isiah Leggett
Marilyn Praisner
Michael Subin
Graham Norton, DOT
William Hussmann, CAO
Neal Potter, CE



Montgomery County Government

Dickerson

MEMORANDUM

September 3, 1992

TO: A.S. Migs Damiani, C. P. E., Director
Department of Facilities and Services

VIA: Richard W. Blaes, Chief
Maintenance Division *Richard W. Blaes*

FROM: *Robert E. Peeler*
Robert E. Peeler, Manager of Maintenance Programs

RE: Matthew's Farm, Dickerson

This is a video tape report on the present day conditions of the structures located on the Matthew's Farm, in Dickerson, here in Montgomery County.

The Gothic Barn consists of three elements--the barn, the creamery and the silo. The barn is 36' wide and 97' long, with an overall height of 44'.

The ground level is concrete block exterior walls with a concrete floor, troughed and tapered for cleanup. There is a total of 33 windows, 32" wide and 48" high.

The upper level is a hayloft, enclosed by curved roof trusses. The roof material is a custom preformed sheet metal material. There are many holes in the metal throughout the roof. All three ventilators must be repaired or replaced. The 1-story creamery is 42' long and 14' wide, connected to the barn by a 10' breezeway. This building has the custom preformed sheet metal roof panels. There are several structural cracks in the sidewalls.

The silo is 16' in interior diameter and is approximately 60' high. The roof of the silo is missing and must be replaced. From this vantage point, we can see the large number of steel bands that must be scraped and painted. The entire exterior of these buildings, including the roofs, must be painted.

The Tractor Shed is 32' wide and 40' long, with post and beam construction. There is extensive deterioration of the side walls, side wall framing and roof trim. The metal and some of the cross-stripping must be replaced. There is stone work need in several areas of the foundation. The exterior and the roof must be painted.

Migs Damiani
Matthew's Farm
September 3, 1992
Page Two

The Bank Barn is a two-story structure, 45' wide and 70' long, covered by a gable roof with corrugated metal sheets. There is a extensive amount of wood siding replacement, some structural damage, floor repair and door replacement. Roof repair, including replacement of the corrugated steel sheets is extensive. The stone foundation requires repair at several locations.

The Cow Shed is an L-shaped two-story gambrel roof structure with one leg 61' long and 20' wide and the second section 101' long and 21' wide.

There are missing columns, side wall framing and siding. At least 40% of the metal roof panels are missing. The two silos are 14' in interior diameter and approximately 50' high. The roofs are intact.

The entire structure and the roofs must be painted.

The Board and Batten House is a 2-story wood frame structure with a one-story concrete block addition to the rear. The ground floor plan is approximately T-shaped with an overall dimension of 32' x 35'.

The concrete block addition has serious structural cracks and should be demolished. Repairs are necessary for the roof, siding and foundation. The exterior and the roof must be painted.

The Log Cabin is 14' wide and 16' long. There is deterioration and fire damage to some of logs, requiring repair or replacement. The foundation needs replacement in several areas. The roof requires repair, panel replacement and painting. It is recommended the side walls be boarded up with plywood and painted. We believe this building is a smokehouse rather than a cabin.

The L-House and the F-House are of a style and construction typical of the late 1940's. There is serious foundation damage, termite damage and deterioration from weather and water. The value of these structures is questionable.

The Shed is a two-story wood post and beam structure. 15' wide and 16' long remotely set approximately 200' west of the Bank Barn.

There is considerable damage to the bottom of the siding and some structural pieces. The metal roof must be replaced and painted. The exterior of the building must be painted.

The Site Work includes cleaning out debris from all the buildings, demolition as required, cutting grass on the entire site and removal of all debris.

Migs Damiani
Matthew's Farm

September 3, 1992
Page Three

The Painted Stone Wall and the Dry Laid Stone Wall on Martinsburg Road requires the clean up of brush and over growth before the repair of these walls can take place.

The Stone House at the northern end of the property on Martinsburg Road is structurally sound and is in good shape. Some roof repair and stone work is required on the exterior.

The interior of the house will require removing plaster walls and ceilings to allow for the installation of a new electrical system, plumbing and heating work as required and an air conditioning system. Walls and ceiling would be insulated, sheet rocked, spackled and painted. Kitchen cabinets, appliances, linoleum floor, bathroom fixtures, floor sanding and finishing, new entry doors and on overhead door are required, along with amenities to make the house habitable.

The domestic water supply system and a septic disposal system must be considered for full completion and occupancy. The soil will not pass a perk test. A septic field will be expensive.

The tape and narrative were prepared by John Ford and Jack Kraus of the Maintenance Operations at Seven Locks Road.

REP:ccaf
MATTFARM



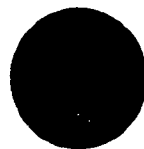
Montgomery County Government

October 15, 1992

REC'D 10-15-92
30 Council
ENVIRONMENT

Ms. Gwen Marcus
Historic Preservation Planner
Urban Design Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907

NAN
CC
SMC
RW
JR



014426

Dear Ms. Marcus: *Gwen*

I am writing to provide written assurance that any potential borrow areas—those outside the disposal area—at the county's proposed landfill site, and from which soil is removed, will be reclaimed and planted with mixed native tree and shrubs. Additionally, grading would return the slopes to a naturalistic appearance similar to existing conditions, but at lower elevations. This issue arose during the discussion of the final Chiswell Farm draft amendment to the Master Plan for Historic Preservation on October 5, 1992. As a result of the discussion, the County Council's Planning, Housing and Economic Development Committee requested that we provide a written statement of our intent for reclamation.

We also stated this intent to reclaim and plant borrow areas in our Phase II Landfill Permit Application, submitted to the Maryland Department of the Environment in November 1991. Excavation activities would generally follow existing contours and would be appropriately sloped for drainage. We would want to stabilize disturbed areas as quickly as possible through reclamation and planting.

I am empathetic to your concerns. Our department and our consultants believe, however, that we can conduct these activities in an environmentally sensitive way that affords respect for the land.

Sincerely,

Thomas Kusterer

TK:tk/921013mncppc

- cc: Councilmember Bruce Adams
- Councilmember Derick Berlage
- Councilmember William Hanna
- Alan Bergsten
- Joseph Kula
- Wynn Witthans

Department of Environmental Protection

101 Monroe Street, Rockville, Maryland 20850-2589

CHARLES H. JAMISON, INC.

Real Estate

19939 FISHER AVENUE, P.O. BOX 86
POOLESVILLE, MARYLAND 20837
PHONE: 428-8200
FAX: 428-8133

2117 ZONING

JCA

FAX NUMBER - 301-428-8133

92 JUL 20 09:30

RECEIVED COUNCIL

DATE : July 17, 1992 012990

TO : The Honorable Bruce Adams
Montgomery County Council

FROM : Charles H. Jamison, President
Charles H. Jamison, Inc.

RE : HISTORIC DESIGNATION - JOHN A. JONES FARM

MESSAGE: For your information and action as appropriate.

NOTE: This FAX transmission consists of 3 pages, including this cover page. If you do not receive the stated number of pages, please contact my office at 428-8200.

CHARLES H. JAMISON, INC.

Real Estate

19939 FISHER AVENUE, P.O. BOX 86
POOLESVILLE, MARYLAND 20837
PHONE: 428-8200
FAX: 428-8133

July 17, 1992

The Honorable Neal Potter
Montgomery County Executive
Executive Office Building
Rockville, Maryland 20850

Dear Mr. Potter:

Recommendations have been submitted to you from the Maryland National Capitol Park and Planning Commission to create an environmental setting on the former John Jones Farm located at 19810 Wasche Road, Dickerson, Maryland, on which farm a part of the proposed Site 2 municipal sanitary landfill is located.

The environmental setting proposed for the former Jones Farm consists of 3.58 acres, more or less, and a two story, 40'x70' bank barn (see copy of plat attached hereto as Exhibit I showing proposed environmental setting outlined thereon).

As President of Charles H. Jamison, Inc., the current owner of the real estate, I respectfully request that you deny the historic designation request for the following reasons:

1. I recognize that the existing improvements are old; however, the historic amenities of this site are questionable. For example, many barns of this vintage have architectural cupolas on the roof... this barn has none. The roof on this barn has been modernized with green fiberglass skylights. The barn doors on the north and south sides of the barn have been repaired or replaced with modern building material consisting of plywood and T-111 (a textured wood material). A side entrance has been constructed in the basement wall section of the barn which weakens the entire barns exterior wall and needs immediate attention. Gutters and downspouts on the barn are made from aluminum and have been greatly damaged and torn off of a part of the barn by snow sliding off the roof.
2. The location of the barn is at the rear of the building compound and is surrounded by modern one level Morton buildings.
3. The historic designation on buildings being utilized by farmers in the Rural Density Transfer zone of Montgomery sends an unusual message to farmers. Before a farmer could conduct any repairs or

Camera

alterations to the exterior of an historically designated building to enhance its useability for agricultural use and crop storage, such repairs or alterations would have to be approved by an un-elected board (Historic Preservation Commission). One could assume that no longer could a silo be constructed and connected to a barn unless permission is granted from an agency that does not protect the health, safety and welfare of the community. The commercial farming operation in which members of the Jamison family are engaged has tentative plans to utilize the barn on the John A. Jones farm as a seed cleaning and grain storage facility. However, we strongly feel that an historic designation on the barn on the John A. Jones farm could prevent the utilization of the barn for today's sophisticated electrical and mechanical agricultural operations.

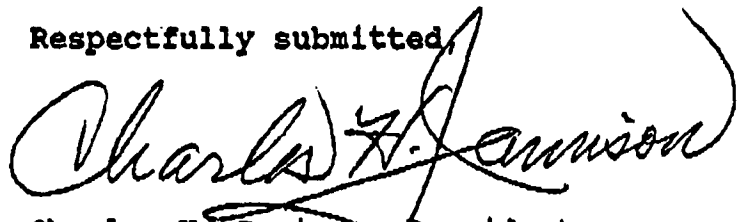
Currently, members of the Jamison family are farming in Montgomery County and Frederick County over 4000 acres in corn, wheat and soybeans and plan to use the barn on the John A. Jones farm in their day to day operation. Recently, Robert Jamison and farm help spent much of the month of June cleaning loose straw and moldy hay and straw out of the basement barn and other buildings and generally policing the area around the aforementioned buildings and the homesite on the property.

However, there is an alternative to implementing the historic designation. Since this farm is part of the proposed Site 2 Landfill, may I suggest that you recommend deferment of the implementation of the historic designation on the John A. Jones property until such time as the property is purchased for the public use. This deferment would allow the Jamison farm operation to use the property as planned for the pursuits of agricultue.

As President of Charles H. Jamison, Inc., I would like to restate the Jamison Corporation's opposition to the historic designation of a part of the former John A. Jones farm due to the fact that such designation is not compatible with current farm operations.

This represents another hurdle in the obstacle course of the governmental gauntlet which is fast eliminating farming in much of Montgomery County.

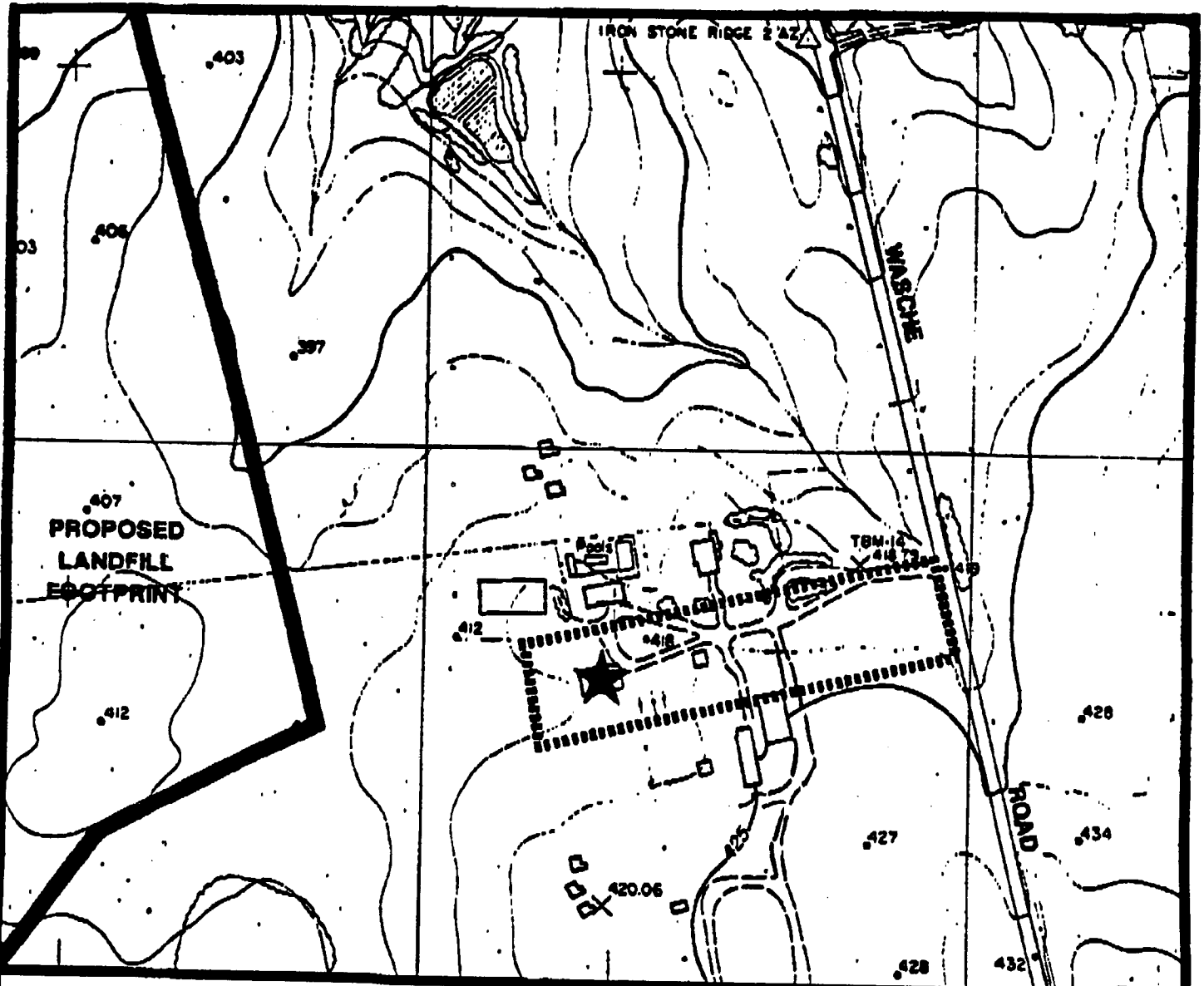
Respectfully submitted,



Charles H. Jamison, President
Charles H. Jamison, Inc.

Enclosures:
Exhibit I

CHJ/eje



#16/3 - JOHN JONES FARM



JOHN JONES BANK BARN



RECOMMENDED ENVIRONMENTAL SETTING



PROPOSED LANDFILL FOOTPRINT



1"=300'

LAW OFFICES

LINOWES AND BLOCHER

TENTH FLOOR
1010 WAYNE AVENUE

P.O. BOX 8728
SILVER SPRING, MARYLAND 20907
(301) 588-8580

SUITE 840
800 K STREET, N.W.
WASHINGTON, D.C. 20001
(202) 408-8800
TELECOPIER (202) 408-1719

SUITE 402
6411 IVY LANE
GREENBELT, MARYLAND 20770
(301) 982-3382
TELECOPIER (301) 982-0893

185 MAIN STREET
P.O. BOX 31
ANNAPOLIS, MARYLAND 21404
(410) 288-0881
TELECOPIER (301) 281-2803

SUITE 200
14 W. PATRICK STREET
FREDERICK, MARYLAND 21701
(301) 695-0344
TELECOPIER (301) 695-0347

SUITE 1050
10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 740-3337
TELECOPIER (410) 740-3432

WRITER'S DIRECT DIAL NUMBER

(301) 650-7113

September 23, 1992

President and Members of the
Montgomery County Council
Stella B. Werner Office Building
100 Maryland Avenue
Rockville, Maryland 20850

By Hand Delivery

014120

VIDEO + PHOTOS TO ...

Re: Amendment to the Master Plan for Historic Preservation --
7215 Brink Road, Laytonsville, Maryland (Site No. 14/38)

Dear Mr. President and Members of the County Council:

On behalf of the beneficiaries of the Trust which includes the subject property, the purpose of this letter is to provide the County Council with additional information intended to supplement our testimony at the September 10, 1992 public hearing and previous letter dated September 9, 1992, also a part of the record.

As set forth in testimony given at the public hearing and in our September 9, 1992 letter, we respectfully oppose the designation of 191.26 acres as the environmental setting for this site. Such designation would be unjustifiably excessive and overly burdensome on the beneficiaries of this private trust.

Additionally, we do not believe a demonstrably greater public purpose would be served by designating 191.26 acres as the environmental setting as opposed to designating a 3 to 5 acre environmental setting surrounding the main house, particularly in light of the specific aspects of the property identified by the Planning Board and the Historic Preservation Commission as historically significant, being the main house and its most immediate environs.

Further, a question was raised at the public hearing concerning the condition of the abandoned tenant house on the property. At the hearing, Jim Netterstrom, Trustee, testified the tenant house had been abandoned for many years and had been vandalized and rendered uninhabitable. On April 6, 1992, the Montgomery County Department of Environmental Protection issued a Notice of Condemnation to Mr. Netterstrom, stating inter alia that

LINOWES AND BLOCHER

President and Members of the
Montgomery County Council
September 23, 1992
Page 2

the structure was a "vacant, abandoned, deteriorated dwelling open to casual entry and vandalism" (copy enclosed). In this regard, we have enclosed several photographs of the tenant house which were taken on September 17, 1992 and a videotape of the tenant house filmed September 22, 1992. We believe the photographs and videotape substantiate Mr. Netterstrom's testimony.

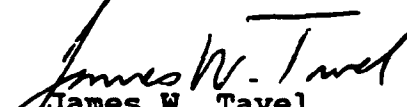
The enclosed photos and videotape illustrate the damaged and dilapidated condition of the tenant house. This condition led to its condemnation by MCDEP. The costs of retaining this structure would be prohibitive for the Jones Trust and would detract from what resources the Trust may be able to devote to the main house. Furthermore, due to the dilapidated condition of the tenant house, the Trustee does not see that there are any valid grounds to disagree with the condemnation notice, and the Trust lacks the means to pay for expensive repairs.

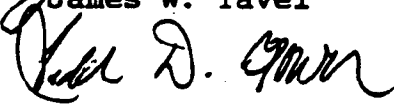
Considering the exceptionally minor reference to the tenant house in prior staff reports, it seems clear the mere existence of this structure should not be a factor in the Council's determination of the appropriate environmental setting. The tenant house itself has no historic value or architectural significance. In fact, the Final Draft Amendment does not reference the tenant house. Furthermore, it is our understanding existing topography and tree cover obstruct the view of the tenant house from the main house. Thus, the tenant house does not enhance or fall within the general reference to "scenic vistas" used in the Final Draft Amendment.

Thank you for your consideration in this matter.

Sincerely,

LINOWES AND BLOCHER


James W. Tavel



Todd D. Brown

TDB:cp

cc: Mr. James Netterstrom



Montgomery County Government

April 6, 1992

Frederick W. and H. R. Jones
c/o James Netterstrom, Jr.
209 Mill Harbor Drive
Arnold, Maryland 21012

Survey Number: OM-92-1078
Date of Inspection: 3-30-92
Inspected by: Robert A. Bell
Location: ~~7215~~ Brink Road 7511
Owner: Frederick W. & H.R. Jones
Occupant: VACANT

CONDEMNATION NOTICE

Dear Mr. Netterstrom:

An inspection of your vacant dwelling was conducted as referenced above. The following defective housing condition(s) was observed:

1. Vacant, abandoned, deteriorated dwelling open to casual entry and vandalism.
2. No utilities (utilities shut-off).

Due to the seriousness of this condition(s), the house is condemned, and is placarded as unfit for human habitation according to Section 26-12 of the Montgomery County Code 1984 as amended. You must keep the dwelling vacant until the condemnation is removed. The condemnation will only be removed when the defective condition(s) has been corrected and the code violation(s) is eliminated.

You must secure all windows and doors. Failure to securely board up this dwelling, and keep it secured may result in the issuance of a demolition order. Be advised that Section 26-18 of the Montgomery County Code 1984 as amended requires the repair or removal of all condemned dwellings. If you do not intend to restore and repair the house, you should arrange for a demolition and removal of all debris.

Illegal occupancy of a condemned dwelling is a serious violation. The civil penalty for permitting illegal occupancy of a condemned dwelling is a \$250.00 fine per day. Civil citations (tickets) will be issued to violators.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850
Multi-Family: 301-217-5725, Single-Family: 301/217-5750

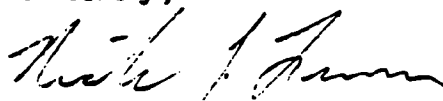
James Netterstrom, Jr.
April 6, 1992
Page 2 of 2

The requirements of this notice may be appealed immediately. Prior to utilizing this administrative appeal procedure, you are urged to avail yourself of a discussion of concerns with our staff. It has been our experience that many concerns and misunderstandings can be resolved or clarified through such discussions.

Should you wish to appeal this notice and order, you must file, within ten (10) days, a petition requesting a hearing before the Housing Board of Review. The petition must clearly state the grounds for the appeal. In addition, a \$10.00 hearing fee, payable to Montgomery County, must be filed with the petition. The petition and fee should be sent to the Housing Board of Review, Department of Housing and Community Development, 51 Monroe Street, Room 905, Rockville, Maryland 20850.

Please contact Mr. John Lewis, Field Supervisor, at 217-3750 and inform him of the immediate actions you will take concerning the disposition of this dwelling. If there are any questions concerning this notice, please feel free to contact Mr. Lewis at the phone number mentioned above.

Sincerely,



Richard J. Ferrara
Director

RJF:mmr:0897r

CERTIFIED
REGULAR
POSTING

cc Chief, Division of Fire Protection

HCE-17



Montgomery County Government

ROCKVILLE, MARYLAND 20850

Neal Potter
County Executive
(301) 217-2500
TTY 217-6503

MEMORANDUM

August 13, 1992

92 AUG 17 P 2:33

RECEIVED COUNCIL

PH 9-10-92
AMNT. HIST. PRES. MIP

TO: Bruce Adams, President
County Council



JCA
CC

FROM: Neal Potter, County Executive

NP

013446

SUBJECT: Landfill Working Group Recommendations Regarding the Historic Preservation Master Plan for the Chiswell Farm

Attached is the Landfill Working Group's recommendation for the Historic Preservation Master Plan amendment for the Chiswell farm. The public hearing for the amendment is currently scheduled for September 10.

I wanted to acknowledge the group's work in this effort. The recommendations are well conceived and demonstrate a willingness to consider a number of factors in their recommendations. I am certain their recommendations will receive full consideration in crafting the approved amendment.

NP:tk

Attachments

July 15, 1992

Hon. Neal Potter
Montgomery County Executive
Executive Office Building
Rockville, Maryland 20850

Dear Mr. Potter,

The members of the Landfill Working Group for the proposed municipal sanitary landfill known as Site 2 in Dickerson, Maryland have reviewed the proposed recommendations from the M-NCPPC regarding environmental settings for the existing historic structures on the aforementioned landfill site.

After an on-site evaluation and explanation of the limitations of an environmental setting from Ms. Gwen Marcus of the M-NCPPC, and after discussion in committee of said evaluation and explanation the Landfill Working Group would like to add the following observations for your consideration and recommendations to the Montgomery County Council prior to approval of historic designation on the 39 acre Chiswell Farm.

1. That plants of trees and shrubs in the 300ft. buffer per resolution 86-1947 remain intact.
2. That the Storm Water Management Pond as indicated in site specific drawings prepared by the Montgomery County Department of Environmental Protection's consultant would be allowed to be constructed in conjunction with recommendations from staff of M-NCPPC for design and landscaping. (see location of said Storm Water Management Pond on Exhibit I attached hereto)

Further, MCDEP would agree to seek alternatives to construction in this area of a SWM pond, and agree to close said pond and return the area to its original grading as soon as feasible after closure of the Site 2 landfill as a municipal sanitary landfill.

3. That the MCDEP would be allowed to remove borrow material from the 39 acre environmental setting in that area delineated on site specific drawings from the consultant of the MCDEP. (see location of said borrow areas on Exhibit II attached) However, if alternative material is available then this area will not be disturbed until such time as the need exists for the MCDEP to borrow the soil. MCDEP will coordinate with staff of M-NCPPC the removal of the borrow material and the restoration of the

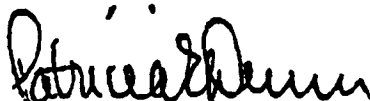
excavated area to pre-excitation grading.

4. The Landfill Working Group has been made aware by representatives of the MCDEP that they will be proposing an alternative environmental setting for historic preservation of the Chiswell Farm in their submission to you. After review of this alternative no action was taken by the LWG as to approving or disapproving this plan. However, we would like to emphasize that under this alternative plan the MCDEP would agree to forfeit their right to use any borrow material located within the purposed new environmental setting boundary. Consequently, we request that if your recommendation to the county council is to adopt the alternative plan from MCDEP that provisions be incorporated into the historic designation prohibiting any user of the historic environmental setting from exporting soils and/or excavated materials from the Chiswell Farm historic and environmental setting.

We believe these conditions are moderate in there attempt to recognize the goals of the individual agencies involved in this issue while addressing the concerns of the local citizens.

We ask you to please incorporate these provisions into your comments to the Montgomery County Council regarding the historic designation for the Chiswell Farm.

With the approval of the members of the Landfill Working Group I respectfully submit this letter.



Patricia Dunn

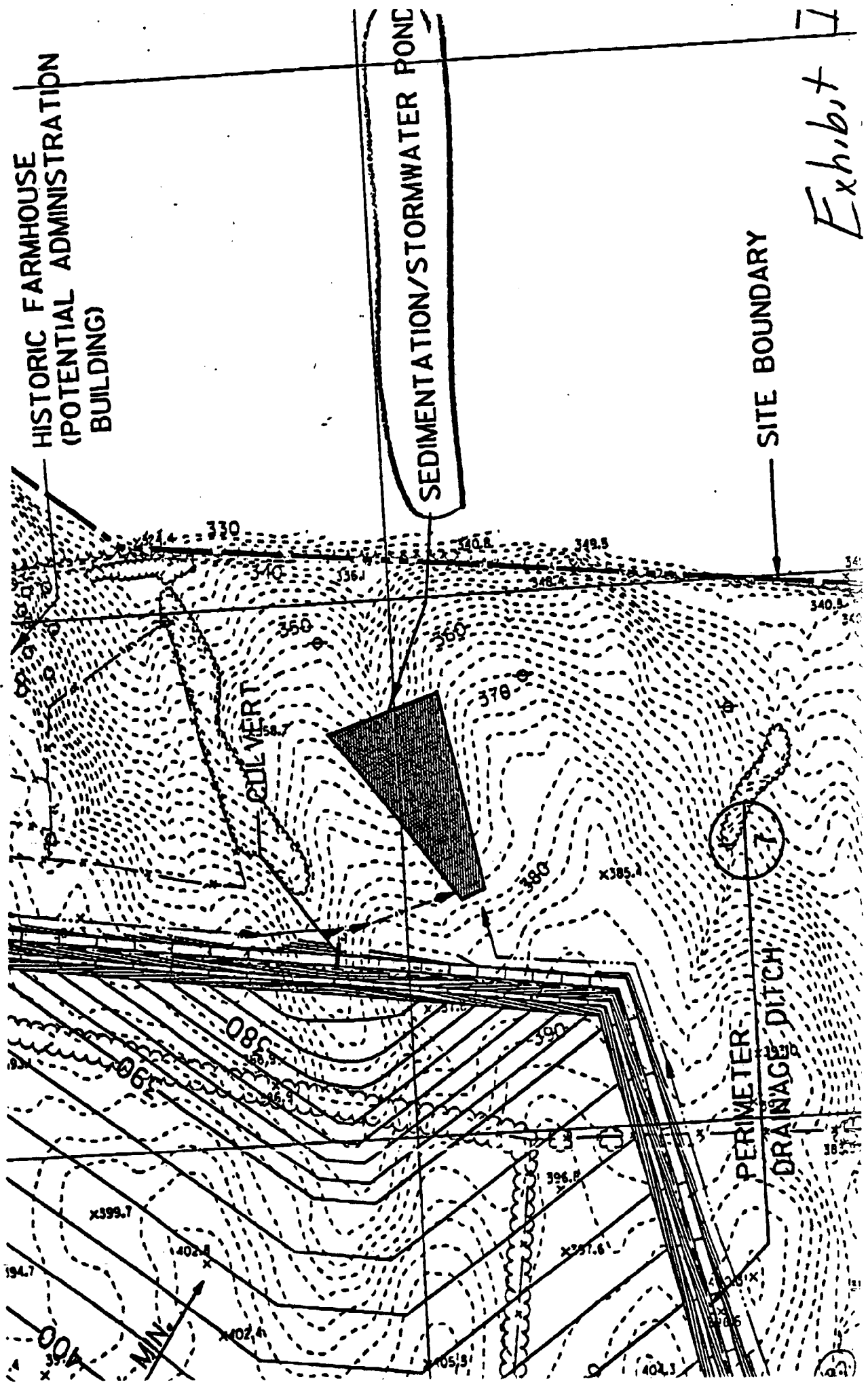
Chairperson

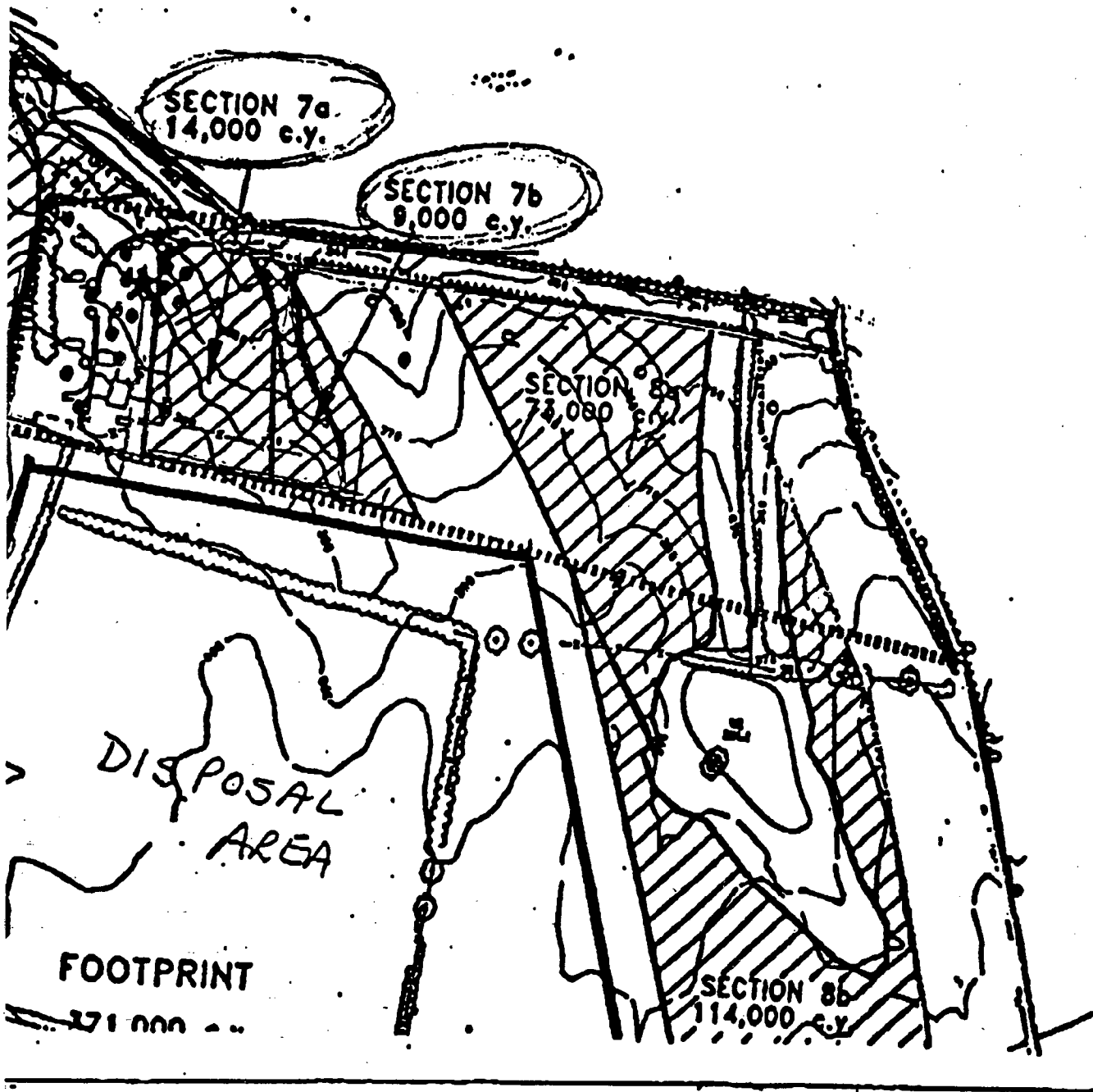
HISTORIC FARMHOUSE
(POTENTIAL ADMINISTRATION
BUILDING)

SEDIMENTATION/STORMWATER POND

SITE BOUNDARY

Exhibit I





2 - ED CHISWELL FARM

RECOMMENDED ENVIRONMENTAL SETTING

CHISWELL HOUSE

PROPOSED LANDFILL FOOTPRINT

PROPOSED SOIL REMOVAL AREA



TO SCALE

Exhibit II

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Edward Chiswell House, also called Longview, is a unique 1 1/2 to 2 1/2 story dwelling, built over a period of 150 years, beginning in the mid-eighteenth century. The house is massed in three distinct sections, each reflecting a different architectural influence. It is situated on a farm of 358.75 acres in the far western portion of Montgomery County - approximately 2.5 miles southwest of Dickerson. The house itself is set back nearly 1500 feet from the west side of Wasche Road.

The house is built in three distinct sections: a modest two-story stone dwelling of the mid-eighteenth century; a one- or one and a half story stone addition of the early nineteenth century, which was later expanded with a Victorian frame second story; and a 2 1/2 story stone Federal addition, built in the mid- to late nineteenth century. A unique feature of the house is that throughout the 150-year building period, the use of Seneca sandstone remained constant.

The original section, now at the north end of the house, was most likely built in the late eighteenth century, probably by Thomas Cooley, who purchased the farm in 1782. It is a low, two-story, three-bay structure made of undressed stone with a gabled, slate roof. An interior chimney appears at the north gable end. Its brick stack probably replaced an original, larger stone stack. A central entrance which once existed on the east face is now filled with matching stone, with the lintel remaining. The existing windows - four on the east face and two on the west - are 6/6 sash and have stone lintels which feature a keystone and two large voussoir blocks. A small, more recent frame shed is attached to the west elevation of this section.

The middle section of this house reflects two distinct phases of construction. At first, it was probably a one- or one and a half story stone addition to the original section, most likely built in the early nineteenth century - probably by Henry Talbott, who owned the farm from 1814 to 1868. This portion is constructed of cut and dressed stone block, with central entrances on the east and west elevations. Another doorway connects to the original section on the north end. This section was later expanded with a second story frame addition. This addition was either built during the later years of Edward Chiswell's occupancy (1868-1906), or during the early years of the occupancy of his son, Lawrence, who resided at the farm following the death of his father in 1906. This addition reflects

(Continued)

Continuation Sheet
-M: 16-2 - Chiswell
Section 7: Description
Page 7.1

the influence of the Victorian era, with a large, cross-gabled slate roof and fishscale shingle siding. In the east gable end, there is a pair of arched windows on the third level (presently boarded up), and three 2/2 windows on the second. An enclosed porch, probably added at the same time, covers the stone structure on the east elevation. On the west elevation, there is a later addition - probably twentieth century - accommodating bathrooms and a stair.

The southernmost section is a rectangular, 2 1/2 story structure, probably built by Edward Chiswell, soon after he acquired the property in 1868. This section is Federal in form, with three bays across the front, interior brick gable-end chimneys and a boxed cornice. The main building material is undressed stone block, with heavy stone lintels over the window openings. There are two small loft windows flanking the chimney in the south gable end. The chimneys appear to have been originally done in brick, as there is no sign of reconstruction in the surrounding stone. There is also evidence of Victorian detailing, particularly in the 2/2 sash windows, which are set back into the wall and have a roll moulding along the inside edge. These windows were probably added at the same time as the Victorian addition to the center section of the house.

Outbuildings on the site include a small stone smokehouse and a frame springhouse near the main house. There is a foundation and silo remaining from a stone eighteenth century barn to the south of the house. To the east of the house, there is evidence of a terraced "waterfall garden."

8. Significance

Survey No. M:16-2

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The significance of the Edward Chiswell Farm is attributable to its unique design and development and its association with Edward Chiswell, a noted Civil War veteran and a prominent farmer. The farm is representative of the area's cultural, economic and social evolution since the early eighteenth century. Additionally, the house is reflective of numerous architectural and building practices that were popular over a period exceeding 120 years.

History and Support.

The recorded history of the farm began in 1729, when John Allison and William Caster were granted a patent for 300 acres, called "Allison's Adventure." During Allison's ownership, more land was purchased, called "Resurvey of Allison's Adventure" and "The Whole Included." In 1768, Allison sold all but 190 acres to relatives. He died the following year, leaving everything to his wife, with specifications as to whom would receive his possessions after her death. In 1772, Allison's son, Hendry, who had inherited the 190 acres, sold the property for 358 pounds to William Wilcoxon. It is likely that at this time, the site had several dwellings, outbuildings and farm buildings. Wilcoxon sold the property to Thomas Cooley in 1782. The State of Maryland tax assessment made in 1783 shows Thomas Cooley owning this land on which there was a log dwelling and two outbuildings. He also owned four slaves. A 1795-1798 assessment shows him owning the same real estate, 14 slaves and 115 pounds of real personal property. After farming the property for 32 years, Thomas Cooley died in 1814, leaving the plantation to his wife and seven children. His wife occupied the farm until her death in 1825. In her will, a family graveyard on the property is mentioned.

In 1828, 1829 and 1836, several parcels within the plantation were sold to Henry W. Talbott, a Justice of the Peace

(continued)

Continuation Sheet
-M: 16-2 - Chiswell
Section 8: Significance
Page 8.1

and member of the School Board. Talbott owned four slaves and farmed over 500 acres of land for thirty years until his death in 1859. Following the terms of Talbott's will, his son continued to farm the land until Talbott's wife died, whereupon the property was sold to Edward Chiswell and his wife Evalina, in 1868.

Edward Chiswell was a fifth-generation resident of the Poolesville area. In 1862, at the age of 26, he left home to serve as a second lieutenant in the 35th Battalion, Virginia Calvary, under his neighbor and relative, Elijah Viers White. Chiswell was joined by many Montgomery County residents, who were called "Chiswell's Exiles." In 1864, Chiswell was wounded at Tom's Brook, near Strasburg, Virginia, hospitalized in Harrisonburg and Charlottesville, and furloughed home. However, he soon returned to his command and in 1865, led a mission to capture much-needed horses. Chiswell led a group of his men across the icy Potomac to capture 14 horses from an encampment near his home in Edward's Ferry. He was wounded again near Petersburg, Virginia and surrendered at Edward's Ferry in May of 1865. Later that year, he married Evalina Allnut. After purchasing "Allison's Adventure" in 1868, they raised six children. Chiswell farmed the property until his death in 1906, at which time his son Lawrence managed the farm.

Continuation Sheet
M: 16-2 - Chiswell
Section 9: MAJOR BIBLIOGRAPHICAL REFERENCES
Page 9.1

Owens, Christopher, Maryland Historical Trust Worksheet:
Nomination Form for the National Register of Historic Places -
Longview, 1973.

Historic Medley District, Inc., History of the Edward
Chiswell Farm, November, 1990.

Kephart, Mary Ann, "Edward J. Chiswell House," November,
1990.

Lawrence White Farm

DESCRIPTION

CONDITION		CHECK ONE		CHECK ONE	
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE	<input type="checkbox"/> MOVED	DATE _____
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lawrence White Farm, built in 1883, lies just outside of Dickerson, Maryland, on Martinsburg Road. The main house is an ell-shaped Carpenter Gothic, two and one-half storey, centre-gabled frame with German siding now painted white. The farmhouse has a tin roof, and rests on a fieldstone foundation. There are three rather elaborate interior brick chimney stacks and a fourth stack located in the end wall of the west facade.

Three centre windows of the five-windowed main (east) facade are covered on the ground floor, by a bracketed cornice porch with bracketed doric columns set on tall bases. This front porch sits on a brick foundation gated by wooden lattice work painted green. The double-hung sash windows have four lights and are hung with wooden shutters painted green. The central gable has an arched window which is repeated on either side of the main section of the farmhouse.

A bracketed-cornice bay window, with square medallion decorations similar to those of the front porch, has been added on the north facade.

The south facade is characterized by an elaborate two tiered veranda with square columns. The ground floor balustrade is made up of plain lathe-cut spindles, while the second storey tier is composed of elaborately cut-out patterned spindles. There are three windows and two doors on each floor leading to the veranda. The ground floor railing of the balustrade is pierced by two flights of stairs which lead down to the lawn.

The north facade has the same central gable with arched window as the main and south facades. The second story has four double hung sash windows with four lights which are hung with green wooden shutters. The ground floor has four windows, two of which have been altered from the original plain. The ground floor window closest to the main facade is now a three sided bracketed bay, the "kitchen" window has been shortened into a casement window with twelve lights.

The west facade has been noticeably altered. Some attempt has been made to repair or reside, and the architrave and surrounding trim of the doorway have been removed. There is some evidence that a small porch has been removed.

In plan, the ell-shaped body is divided in half by a hall which runs the length of the farmhouse. Entering from the front door in the main (east) wing, two rooms open off the hallway. On the left a parlor, with a fireplace directly to the right of the doorway. The mantelpiece is of carved wood which is painted white. The floors have been stained a dark brown. The staircase in the main hall leads to the second storey. It lies along the north wall of the hallway, curving around to the south at the second floor level. The spindles are elaborately turned and are made of a dark wood. The wooden trim is decorated with a wave-cut pattern and painted white. To the right of the main staircase is another parlor or living room with a projecting fireplace. The fireplace mantle is carved with a subtly less ornate decoration and is also painted white. A large patch of linoleum covers the floor. A door in the west wall leads directly into another room. This room has a floor-to-ceiling bay window in the north wall. A projecting stone fireplace in the west wall has been blocked off and equipped with a "modern" gas heater. Between the

CONTINUE ON SEPARATE SHEET IF NECESSARY

Lawrence White

#7 CONT'D

fireplace and the north wall is a large cupboard with two sets of double doors. A door in the left-hand-side of the west wall leads into the hallway to the kitchen. The kitchen is tiled with a brown and beige square patterned linoleum. The fireplace is surrounded by smoothed stones set in a rusticated pattern. The sinks, stove, cupboards and storage areas on the north wall are all white-enameled metal and were, judging from the style of cabinets, range and pulls, probably installed in the 1950's. At the same time the kitchen window on that wall was shortened to accommodate the new appliances and given a shellaced pine trim. A door in the west wall leads to a fieldstone staircase. Another in the south wall leads to the covered veranda.

At the head of the main staircase is a doorway. To the right the stairs climb another two steps and lead to a hallway. To the left of the staircase a landing curves around to two bedrooms. The bedroom on the south side of the farmhouse is equipped with a fireplace in the north wall on the right of the doorway. The fireplace has a carved wooden mantle, but it has been blocked up and fitted with an enameled ventilator. A home-built wooden closet extends between the fireplace and the west wall of the room.

Across the landing is the entrance to another large bedroom. This room has a fireplace on the south wall by the doorway which has also been shut up. A narrow home-made wooden closet rests against the west wall.

The long hallway to the right of the main staircase leads to the bathroom and two other bedrooms. The bathroom is tiled in small white tiles and is equipped with a shower-bath, toilet and sink. A small home-made wooden corner closet sits between the east and north walls by the bathroom window. The two back bedrooms are similar to the other bedrooms. to

A small box stairway directly behind the main stairway leads the attic and basement.

The basement/cellar foundation is stone; a partition wall of brick divides the room into two.

The attic is also divided into two spaces by a series of slanted wooden supports which run from attic floor to the pitched roof. The attic is lit by the arched windows of the east wing. The two chimney stacks of this east wing attic are slanted on a sharp diagonal, I suppose in order to achieve the centered effect given on the exterior.

To the west of the main house is a small Carpenter Gothic. This structure is one room deep with a saltbox addition at the rear. The front of the building is characterized by a narrow central window with double-hung sash and a narrow doorway covered by a rudimentarily Gothicised porch. The siding on this structure is board and batten painted white. The building has a double hung sash window with eight lights on both the north and south walls. There is a chimney in the west wall and a tin roof. A white picket fence runs along the north side of the building.

Another small saltbox one-room structure rests on the south side of this small building. This one-room structure is made of cement blocks.

#7 CON'T

Just to the south of the small Gothic Carpenter is a log smokehouse with stone chinking. Behind and to the south of the smokehouse is a derelict kitchen garden.

Across the south lawn, and to the south of the main farmhouse, are two other small houses. Both are one-story wooden buildings with shingled roofs. Both are a modified ell-shape in plan.

The first of these, directly across from the main house, has a covered entrance porch at ground level supported by two square cut posts. The main doorway leads from the center of the porch. The "boot" of the ell is pierced by double hung sash windows, with twelve lights, on the north and west walls of the building.

The house directly behind this building is fenced round by a wooden and wire fence whose gate opens from the south lawn. It also is a modified ell-shape with pitched roof.

Across a small field, behind the grouping of house and outbuildings, is a large bank barn. In plan an extended ell-shape, the bank barn has a stone foundation and vertical wooden siding. The main boot of the ell is a hay loft and root cellars, the long vertical wing provides stabling for cows and horses. The barn is banked on the north facade, with two sliding doors centrally positioned. The silo in the joint ends of the barn is a later addition. There are louvered openings in the stone foundation to vent the cellars. The upper level of the barn is vented by metal air ducts in the roof.

Another barn and silo system sit on the north of this barn across a yard and dirt road, but I was unable to gain access to this area. The barn looks like a 20th century addition, probably built around 1920.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c.1883

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

As recognized by the National Historic Preservation Act of 1966, the "cultural and Historic heritage of the Nation" is represented by the typical as well as the unusual. The Lawrence White Farm, built c1883, is significant for its historic associations with the development of the Dickerson area in particular, and as a typical example of the history of farming in West Montgomery County in general. In addition, the White Farmhouse is of architectural significance as an excellent example of the late 19th century Carpenter Gothic style which became so ubiquitous to farming in Rural America that it gave rise to the term American Gothic.

From its construction in c1883, thru its development as a grain producing farm in the late 1880's, the hardships engendered by the Crash of 1929, its expansion in 1935 to a dairy farm and private park, and its present use as a County sludge refinery, the farm presents a microcosm of the opportunities and vicissitudes of farming in 19th and 20th century Montgomery County.

In 1883, Benjamin White separated 250 acres from his home farm, Inverness, part of the historic Eleven Brothers and Mt. Carmel tract, and gave them to his son Lawrence A. White, along with 1395 head of livestock. Benjamin White was the eight generation of his family to live in Maryland. His younger son Mansfield and his grandson Wellstood all farmed the plantation.

The Tax Assessment Records of the 3rd district show Lawrence White was taxed on \$3400 worth of Improvements to the farm, such a large sum probably indicated the cost of the farmhouse. Lawrence White married Annie Belt (of the Belt Plantation Belts) in 1883, and the creation of the farmsite in that year probably represents Lawrence's share of his patrimony. His younger brother was to inherit Inverness.

Lawrence White, his wife, and seven children raised wheat, corn, sheep and milk cows from 1883 until his retirement in 1919. Prior to 1840, West Montgomery County farms were primarily tobacco farms; the inevitable soil depletion caused a sharp decline in productivity from 1840-1845. In 1845 Iguano fertilizer was introduced into the area and farmers advised to concentrate on grain production. The opening of the Dickerson Railroad Station in 1873 increased the economic feasibility of grain and beef production. Boyd's History of Montgomery County describes Dickerson as "...land well cleared and clay soil; valued at from thirty to fifty dollars per acre. Under good cultivation, and yielding 35 bushels of Wheat, 40 of Corn, 1000 of Tobacco and two tons of Hay per acre." (1879 edition) In concentrating on grain production, Lawrence White and his family were in the mainstream of Montgomery County farming community.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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#8 CONT'D

The farmstead changed hands in 1913 and in 1927 when George and Mabel Furzer bought the farm. In the early 1930's, the Furzers, like many American farmers, ran into difficulties in the depressed economic situation, and the farm was sold for default of mortgage at public auction in 1932, when Walter Matthews bought it for \$7,510.00. Walter Matthews typifies the concept of the American farmer as entrepreneur. Aware of the problems inherent in the farming of a cash crop subject to the vagaries of climate, Matthews expanded the farm into a dairy farm and delivered milk as far as Washington, D.C. In 1935 Matthews converted part of the farm into a private park (known as Linden Park) and built a bandstand. His family were members of the Poolesville Band and they often gathered in the park for picnics and celebrations.

Apart from its historic associations, the White Farmhouse is a beautiful example of the Carpenter Gothic Architectural Style made popular in the second half of the nineteenth century by architectural pattern books such as A.J. Downing's Architecture of Country Houses (1850), Calvert Vaux's Villas and Cottages (1857), and John Riddell's Architectural Designs for Model Country Residences (1864). Indeed, the design of the White farmhouse greatly resembles Design XV from Downing's "Country Houses" titled Design for a Bracketed Farmhouse of Wood. These books were addressed to the house owner, rather than the builder, and discussed the underlying philosophy of design as well as providing models.

Downing's lengthy discussion of successful farmhouse design forms the basis of subsequent writings. He enumerates the essential elements of farmhouse house design and includes

- 1) extended space on the ground, expressing local fitness and an intimate relation with the soil it stands on;
- 2) ample proportions and a simple, domestic feeling;
- 3) the additions of a porch, a veranda and a bay window... "as they are significant of real and refined utility..."
- 4) a high pitched roof; and
- 5) at least one large living room convenient to the other apartments.

As indicated in the Description of the Lawrence White Farm, it incorporates all of these elements as if following the guidelines set down by Downing's pattern book. Downing estimated the cost of Design XV to be \$2,000.00. Tax Assessment Records for the White Farm show the Improvements of 1883 to be \$3400.00, a figure close to Downing's estimate.

Alterations to the farm are few, and are in keeping with the style of the farmhouse. The property consists of six outbuildings beside the farmhouse: a log smokehouse contemporary with the main house, three small cottages, and two barns. One of the barns, that situated behind the main house, is an example of a bank barn, once popular in Montgomery County and now rare. Bank barns were built by slicing out a small amount of earth from a hillside and building directly into the hillside. This provided the farmer with an easy access to the threshing floor.

#8 CONT'D

The Lawrence White Farm is situated directly off of the only section of Martinsburg Road to remain a single-lane, stone fenced roadway. Although not a part of the nominated property, Martinsburg Road enhances the visual perception of the White farm as an historic site. The single-lane roadway illustrates two distinct phases in Maryland transportation systems. The first phase was that of state built roads granted the farmers of the state to provide access to mills and transport centers such as the C & O Canal and B&O Rail Lines. The second phase was the system of one-lane paved roads built in the early years of automobile traffic. The single-lane roadway has become virtually extinct in Maryland.

The Lawrence White Farm, situated on this rural roadway, with its cluster of outbuildings and barns provides a unique example of the self-sufficient farmstead of the 19th and 20th century.

7. Description

ROLLING RIDGE

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Rolling Ridge is an outstanding example of late-eighteenth century vernacular Georgian architecture. Built around 1790, the house reflects a style and form common to the Tidewater region of Virginia and Southern Maryland, but rare in Montgomery County. The 1 1/2-story dwelling and its associative farmland are situated on three parcels totalling approximately 300 acres. The house itself is located nearly 1000 feet north of the Brink Road right-of-way, immediately west of the Town of Laytonsville corporate limits.

The main house is 1 1/2 stories tall, with a gabled, slate tile roof. It is constructed of brick, laid up in a common bond and painted brick-red. Distinguishing features of the house are the large, paired interior chimneys at each gable end. While the original portion of the house is five bays wide and three deep, a one-story kitchen ell has been added on the east elevation. A large porch has been added across the main (south) facade, and another, smaller porch is centered on the rear elevation.

The main facade faces south, and is five bays wide, with a central entranceway. The entrance features a large panelled dor in a "double cross" design and a four-pane transom overlight. Flanking the entrance on each side are two 9/6 sash windows, with added shutters. All of the openings on the first level are capped with soldier coursing, which is mostly obscured by the porch ceiling. The raised porch, which is rapidly deteriorating, is supported by four Doric columns, with painted wood railings on the sides and outer bays. Also partially obscured by the porch is a two-course cornice, in which the bricks of the lower course have been laid at a diagonal, providing an unusual decorative element. The porch is a later addition - probably built in the late nineteenth or early twentieth century, when the Colonial Revival style was popular. Prior to this, another, smaller porch existed, which spanned the three central bays. The front roof is pierced by two dormers - each with 6/6 sash windows and open-pediment faces. Like the main roof, the roofs and sides of each dormer are clad in slate.

The side elevations feature the most distinguishing architectural elements of the house - the paired, interior gable-end chimneys. The chimneys are set flush with the exterior wall rise to a height which surpasses the ridgeline. Each stack is topped with a simple, two-course square cap. Both gable ends feature a pair of shuttered 6/6 sash windows on the upper level

(Continued)

Continuation Sheet
M: 14-38 - Rolling Ridge
Section 7: Description
Page 7.1

between the chimneys. On the west elevation, there is a single 9/6 sash window on the first level, located toward the front of the house. There is also a small basement window at the ground-line. The east elevation has been altered by the addition of a one-story kitchen ell with clapboard siding. It has been painted red to match the brick. This addition is topped with a low-sloping hip roof, and has an enclosed entrance portico on its east face.

The rear elevation features a porch addition which spans the three central bays, similar to the earlier front porch. This porch was enclosed during the mid-twentieth century and is now a sunroom. Flanking the porch on the lower level are single 9/6 sash windows. The rear roof face is pierced by three dormers, which are similar to those in front in that they have open-pediment faces and are roofed and sided with slate. The two outer dormers are likely to be later alterations, as they are larger and have paired sash windows. The central dormer is identical to those on the front roof face.

The interior of the original portion of the house is laid out in a symmetrical design, typical of Georgian architectural form. On the first floor, a central hall connects the front and rear entrances and is flanked on either side by two rooms - each with its own fireplace. This floorplan is matched on the second story. In all, the four chimney stacks serve ten interior fireplaces - one in each room, one in the kitchen ell and one in the basement. Access between the main part of the house and the kitchen addition is through a single doorway in the east parlor.

There are several outbuildings on the site. The most prominent is an extremely dilapidated novelty-sided bankbarn with a mortise-and-tenon frame. It is possible that this structure once served as a tenant's house, but it is now uninhabitable, with the entire north end having collapsed in on itself. A one story garage addition is attached to the south end of this barn. Adjacent to the barn, on the east side, is a small frame storage shed, which is also in poor condition. To the east of the house is a small brick structure, possibly a smokehouse. To the north, behind the main house, are the foundation remains of another large barn, lost to arson during the Jones' occupancy.

Continuation Sheet
M: 14-38 - Rolling Ridge
Section 7: Description
Page 7.2

Evidence remains of the once-substantial formal landscaping surrounding the house. The house is sited at the end of a long approach drive, lined with substantial locust trees, and terminated with a circular turn-around. The house is strategically framed with boxwoods and small flowering trees, which enhance its surroundings and obscure the kitchen ell. Evergreen shrubs and hedges further define the turn-around and the surrounding yards.

8. Significance

Survey No. 14:38

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/
			<input type="checkbox"/> humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates c. 1790 Builder/Architect

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national - state local

Prepare both a summary paragraph of significance and a general statement of history and support.

8. SIGNIFICANCE

The significance of Rolling Ridge is attributable to several factors. Architecturally, the house reflects a style which is extremely rare in this part of the state - a Georgian vernacular more common to the Tidewater regions of southern Maryland and Virginia. Despite its recent lack of maintenance, the house is in fair condition, and its integrity is generally intact, having experienced few major alterations. It is one of the earliest farmsteads in Laytonsville, a community which developed primarily due to the richness of the surrounding farmland. Because Rolling Ridge has been actively and continuously farmed since the late eighteenth century, it has been instrumental in the growth and prosperity of the town. Throughout its existence, the farm has maintained an association with some of the area's most prominent families, including those recognized as being among the founding families of Laytonsville - the Gaithers, the Griffiths, the Riggs and the Warfields.

History and Support.

Rolling Ridge was built around 1790 by Robert Ober, a former New Englander and prosperous Georgetown merchant of English descent. The form of the house is reflective of a vernacular Georgian style sometimes referred to as the "Tidewater Style." This building type is extremely rare in Montgomery County and is most commonly found in the southern portions of Maryland and Virginia, where early development was dependent on the Chesapeake Bay and its navigable rivers. The most telling connection between Rolling Ridge and the Tidewater architecture is the existence of the paired interior gable-end chimneys. The bold height of the stacks is a common design element of Colonial architecture throughout the Chesapeake region. Other connections are evident in the emphasis on symmetry and proportion, the plain wall surfaces (minus the added shutters) and flush trim, the smooth

(continued)

Continuation Sheet
M: 14-38 - Rolling Ridge
Section 8: Significance
Page 8.1

gable ends and the monumentality of its siting as the culmination of a long treelined approach drive.

Robert Ober married Catharine Tenney, also of New England, the daughter of Dr. Samuel Tenney, Surgeon General during the Revolutionary War. Ober was recognized as an influential and loyal supporter of the United States during the War of 1812.

Martha J. Ober, the daughter of Robert and Catharine, was born in 1809 and married Elisha Riggs Griffith in 1829. Martha Ober died in 1833, and Elisha Griffith later married Elizabeth Gaither, the daughter of Frederick Gaither and his wife Jane.

Robert and Catharine Ober lived on the farm until 1836, when Rolling Ridge was bought by Robert Warfield, formerly of Howard County, and a cousin of Edwin Warfield, once Governor of the state. Eventually, his son, Israel Griffith Warfield (sometimes called J.G. Warfield) inherited the farm. In 1860, Israel Warfield married Maria Griffith, the daughter of Elisha and Elizabeth Griffith. Israel and Maria Griffith had nine children - four sons and five daughters. One of the daughters, Lena, married Dr. V.H. Dyson, a popular Laytonsville physician. This couple built and lived in the house at 7201 Brink Road, on a parcel immediately east of Rolling Ridge that had been subdivided from the farm. During the Civil War, Israel Griffith was unable to fight because he was needed to manage the farm. He was allowed to purchase a substitute in the Army for \$750.00. Also during the Civil War, one of his sons - Elisha G. Warfield - was allegedly taken from the house by a Union officer to boost the morale of his troops and returned shortly thereafter.

An 1886 photo published in the Montgomery County Sentinel (date unknown, probably mid-1950s) and attributed to the collection of Elisha G. Warfield, shows the Warfield family in front of the house. In this photo, the house has been painted white, with dark shutters. Shutters were also placed on the dormers, although they appear to be too large. The porch shown in this photo is smaller than the existing porch, and spans only the three central bays, similar to the rear porch. A much smaller kitchen wing with a shed roof is located on the east side and all windows are 2/2 sash. Another striking difference is the number of large trees which appear in the front of the house but do not exist in later photos.

Continuation Sheet
M: 14-38 - Rolling Ridge
Section 8: Significance
Page 8.2

Soon after the death of Maria Warfield in 1902 at the age of 97, Rolling Ridge was sold to James C. Christopher after having been in the Warfield family for nearly 70 years. The Christophers, collateral relatives of the Warfields, remained on the farm until 1933, when it was sold to Mr. and Mrs. John H. Small III.

During the Small's occupancy, Rolling Ridge underwent a significant amount of change. Mr. Small - a third-generation landscape architect - was responsible for the extensive

landscaping of the site, much of which is still in evidence. Included among the many landscaping elements added by Mr. Small were boxwood mazes, evergreen hedges, flagstone walks, rock gardens and a bowling green. It is also likely that the approach drive was paved and terminated with the circular turnaround at this time. The Smalls, who operated a florist business - "Small's Nursery" - also maintained an extensive perennial garden at the house. In addition to landscaping, the Smalls also undertook some restoration work of the house. The exterior walls were painted brick red to reflect the original color of the brick. In comparing photographs taken in 1936 by the Historic American Buildings Survey and another published in 1952 by Roger B. Farquhar in his book, Historic Montgomery County, Maryland, it is likely that the Smalls were responsible for the elimination of the gable roof on the kitchen ell (possibly to reduce its visual impact on the main portion of the house), the replacement of all 2/2 windows with more appropriate 9/6 and 6/6 windows and the addition of a railing on the front porch. Mrs. Small decorated the interior of the house with period antiques to accentuate the Colonial charm of the interior design. For a time, the house served as an antique gallery.

During the occupancy of the Smalls, the farm was primarily used to raise cattle. In 1950, the Smalls, wanting space to raise a larger herd, left Rolling Ridge for a larger farm in Virginia. Rolling Ridge was sold to Fred W. and Harriet R. Jones, formerly of Washington, D.C. The Jones' were known to have diligently maintained the house and added the pond which lies to the east of the house. In an effort to protect the property from future development, the Jones' included the property in the Montgomery County Agricultural Preservation Program, placing an agricultural easement on the property. Since the Jones' have passed away, the house has been occupied by a succession of caretakers, and its condition has steadily deteriorated. The property is currently under the trusteeship of Mr. James Netterstrom.

Continuation Sheet
M:14-38 - Rolling Ridge
Section 9: MAJOR BIBLIOGRAPHICAL REFERENCES
Page 9.1

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Pictorial Archives of Early American Architecture, "Retirement (Rolling Ridge)" (PAEAA MD, 16-LATOV.V,1-), early 1930s.

Interview with Roberta Downes, neighbor, January, 1992.

Several undated articles ("Historical Montgomery County," "The Ober House" and "Rolling Ridge Farm") on file at the Montgomery County Historical Society.

F. D. Magruder, B. Aug. 1, 1815, D. 6-24-1864. Blessed are the dead who die in the Lord, for they rest from their labor and their works do follow them."

It is reliably stated that Fletcher Magruder's third venture into the sea of matrimony, not long before his death, was only a short time after the death of his second spouse. This time he married Martha Lumsden, who out-lived him a dozen years. One of the distant Magruder cousins was a pallbearer at Martha (Lumsden) Magruder's funeral about 1912, and followed her remains on a long railroad journey to Georgetown to lay them beside her husband buried there.

About 1898 the old plantation which then con-

tained about 200 acres of land was sold by the heirs of Fletcher Magruder to Jacob Oland of Frederick County who brought a large family to Montgomery. Oland was an excellent farmer, and his sons are among the best in the county of their adoption. The father died in 1920, and the sons carried on the home place for the mother.

In 1938 Mrs. Oland sold the farm to Malcolm H. White, of Washington, who is the present owner. She moved into a pleasant new bungalow on the highway near Sunshine. Mr. and Mrs. White left the old stone mansion intact with its memories and built a handsome Colonial type brick house on an elevation above the old house. It has extensive views.

Rolling Ridge

THE unusually picturesque house shown here is located in the western edge of the town of Laytonsville. The type of four-chimney house, very rare in Montgomery County, is quite common in the tidewater area of Maryland. It was built about 1790 by Robert Ober, a prosperous merchant of Georgetown.

Ober was of English descent and married Catharine Tenney, a daughter of Dr. Samuel Tenney, Surgeon General in the Revolutionary War. They had both come from New England and settled on the farm until it passed to the Warfield family. Ober was known to have been an influential and loyal supporter of the United States in the War of 1812.

A daughter of Robert and Catharine was Martha J. Ober, born November, 1809. In 1829 she married Elisha Riggs Griffith who was born in June, 1805. Martha O. Griffith died in 1833, and Elisha Griffith married Elizabeth Gaither who was a daughter of Frederick and Jane (Gartrell) Gaither. A daughter of this last-named couple, Maria G. Gaither, born in 1838, was married in 1860 to Israel Griffith Warfield.

During the Civil War, as Israel G. Warfield, Sr., was needed on the farm, he was allowed to purchase a substitute in the Army, which he did for \$750.

When Israel G. Warfield was four years old his father, Robert Warfield of Howard County,

bought Rolling Ridge Farm in 1836 and moved to Montgomery County. In due time Israel Warfield inherited the farm. Israel and Maria Warfield had nine children. One daughter, Lena, became the wife of Dr. V. H. Dyson who was a life-long resident of the neighborhood and a revered physician. They lived in a home on the farm within the edge of the village of Laytonsville. Another daughter, Elizabeth, married F. C. Webb of Washington. She died in September, 1942.

One of the four sons died before maturity. When the three remaining became of age, their father called them together and announced: "Now that you are grown it is time for you to go out and make your own way in the world. This farm of 250 acres cannot properly support such a large family."

Robert C. Warfield, the oldest, went to Baltimore, learned dentistry, and practiced that profession for forty-seven years in Rockville from 1889 to 1936. Another son, Israel Griffith Warfield, Jr., practiced dentistry for many years in Gaithersburg and died a number of years ago. The third son, Elisha G. Warfield, living at the age of 84, is a retired paint manufacturer in New Jersey.

An interesting incident involves Elisha G. Warfield, the only one living of this large family to tell the tale, which he heard from the lips of

his own mother. A large detachment of Union soldiers was encamped on the farm not far from the house. Elisha was in his crib on the front porch. He was seven months old at the time. His mother was sitting nearby. It was about ten a.m. An officer walked up to the porch, picked up the baby without a word, and quietly walked away with the infant. The mother was apparently too terrified to protest. About noon the officer brought Elisha back, put him in the crib, and explained to the mother, "The boys have been away for so long they are pretty homesick, and a visit from that little babe made them a bit happier." Elisha's father never learned the name of the kind officer who borrowed his small son to give a lift to the morale of the troops.

The Warfields owned the place for nearly seventy years when it was sold to James C. Christopher a year or so after the death of Maria Griffith Warfield in 1903. Collateral relatives of the preceding family, the Christophers, remained until 1933. Shortly after they left, the place with 230 acres of rich land was sold to Mr. and Mrs. John H. Small III.

The bricks in the house have been restored to their original red color, the four chimneys serve ten fireplaces, although a modern heating system has been installed. The interior of the house during the ownership of Mr. and Mrs. Small was filled with period antiques,—an antique museum. Old pine floors, panelled doors, original mantels and all the charm of the co-

lonial days, remained in the beautiful interior decorated by Mrs. Small.

The center hall leads to the formal box and flower gardens in the rear. On each side of the hall are two rooms, each with fireplaces. The second floor rooms match those on the first floor.

On the outside the same harmony of arrangement prevails. Mr. Small, of the third generation of master craftsmen in the pleasant art of landscape architecture, added his touch. Box mazes, evergreen hedges, flagstone walks, rock gardens and a "bowling green" add to the delight of visitors to this very attractive farm.

In August 1951 the farm was purchased by Fred W. Jones of Washington, the Smalls having moved to a 1,240 acre estate near Gordonsville, Virginia.



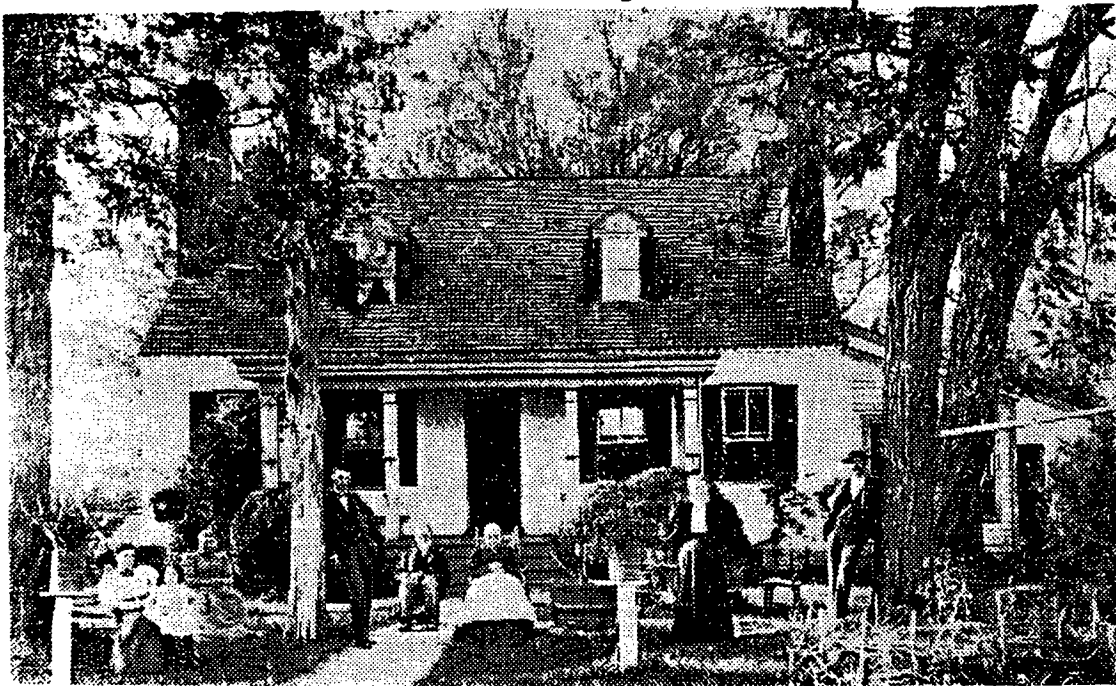
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Historical Montgomery County



This picture, taken in a more gracious era, shows members of the Warfield family, relaxing in front of their home, "Rolling Ridge Farm." The picture was taken around 1886. From left: Lena May Warfield, an unidentified child, Maria Griffith Warfield, Dr. V. H. Dyson, (who married Lena M. Warfield), Elizabeth Gaither Griffith Warfield, (grandmother of 17 children who died at the age of 97 at "Rolling Ridge"), Elizabeth Warfield, and Israel Griffith Warfield.

"Rolling Ridge," an unusually picturesque house in the northern edge of Laytonsville, 25 miles north of Washington, was built in 1790 by Robert Ober a prosperous merchant of Georgetown. This type of "four chimney" Colonial brick house is very rare in Montgomery County although the type is quite common in the tidewater area of the State.

Ober was of English descent and married Catharine Tenney, a daughter of Dr. Samuel Tenney, Surgeon General in the Revolutionary War. They had both come from New England and settled on the farm until it passed to the Warfield family. Ober was known to have been an influential and able supporter of the United States in the War of 1812.

Elizabeth Gaither Griffith Warfield, the old lady shown in the picture, married Elisha Riggs Warfield, and the couple came to the farm in 1836. They probably inherited it as he was a relative of Robert Ober. Elisha died many years before the picture was taken. Their son, Israel Griffith Warfield, Sr., was four years old when they came to "Rolling Ridge". Elizabeth lived there for about 66 years, and died at the age of 97 in 1902.

Israel, Sr., married Maria Griffith, a child from the left, and they had five children. One daughter, Maria, married Dr. V. H. Dyson, who was a life-long resident, and a leading physician of the neighborhood, and they had a home on the front of the farm near the entrance. He died recently. Another daughter, Elizabeth, married Mr. J. Webb, who is still living in Laytonsville.

One of the four sons died before maturity. When the three remaining became of age, their father called them together and announced, "Now that you are grown it is time for you to go out and make your own way in the world. This farm of 250 acres cannot properly support such a large family."

Robert C. Warfield, the oldest, went to Baltimore and learned dentistry and actively practiced that profession for 47 years in Rockville from 1889 to 1936. Another son, Israel Griffith Warfield, Jr., also practiced dentistry for many years in Gaithersburg and died a number of years ago. The third son, Elisha G. Warfield, still living at the age of 84, a retired paint manufacturer in New Jersey. We are indebted to him for the photograph.

All Marylanders know what an illustrious tribe the Warfields have been and still are in the Old Free State. They have been successful lawyers, bankers, eminent soldiers and men of large affairs and great sportsmen. The Warfield family can claim one Governor and, we believe, one beautiful lady, the former Wallis Warfield, for whom the King of a great Empire gave up his throne. The Warfields of "Rolling Ridge Farm" were of the

Warfield family. They were prominent cousins of Governor Edwin Warfield.

The Warfields owned the place for nearly seventy years when it was sold to James C. Christopher, a year or so after the death of Maria Griffith Warfield in 1903. Collateral relatives of the preceding family, the Christophers, remained until 1933. Shortly after they left the place was sold to Mr. and Mrs. John H. Small III.

During the Civil War, as Israel G. Warfield, Sr., was needed on the farm, he was allowed to purchase a substitute in the Army, which he did for \$750.

An interesting incident involves Elisha G. Warfield (not in the picture) and the only one now living, of this large family to tell the tale which he heard from the lips of his own mother. He was seven months old at the time.

A large detachment of Union soldiers was encamped on the farm not far from the house. Elisha was in his crib on the front porch; his mother sitting nearby. It was about ten a.m. An officer walked up to the porch, picked up the baby without a word and quietly walked away with the infant to the camp. The mother was apparently too terrified to protest.

About noon the officer brought Elisha back, put him in the crib and explained to the mother, "The boys have been away for so long they are pretty homesick and a visit from that little babe made them a bit happier." Elisha's father never learned the name of the kind officer who borrowed his small son to give a lift to the morale of the troops.

The bricks in the house have been restored to their original red color. The four chimneys serve ten fireplaces, although a modern heating system has been installed and the interior of the house, filled with period antiques is an antique museum. Old pine floors, paneled doors, original mantles, and all the charm of the Colonial days, remain in the beautifully decorated interior.

The center hall leads to the formal box and flower gardens in the rear. On each side of the hall are two rooms, each with fireplaces, and the second floor rooms match those on the first floor.

On the outside the same harmony of arrangement prevails. Mr. Small, of the third generation of master craftsmen in the pleasant art of landscape architecture, has added his touch. Box mazes, evergreen hedges, flagstone walks, rock gardens and a "bowling green"; all add to the delight of visitors to this very attractive "farm".

The Ober House

The Ober House, or Rolling Ridge Farm, comprising 230 acres of richly rolling countryside, is now owned by the Fred Jones. Located on the western edge of the town of Laytonsville, it was built about 1790 by Robert Ober, a prosperous Georgetown merchant; and it remained in that family until 1836, when it was acquired by Robert Warfield of Howard County.

The house is a type of four-chimney building very rare in Montgomery County. The

bricks have not been restored to their original red color, and the four chimneys serve ten fireplaces, in spite of the fact that there is a modern central heating system.

The building itself seems to be divided in two by the long driveway leading from the highway to the front door. Inside, all is symmetry. On each side of the center hall are two rooms, each with fireplaces. The old pine floors, the panelled doors, and the original mantels add a great measure of colonial atmosphere to this old home, filled with antique treasures from all over the world. One room Mrs. Jones laughingly calls her "Chinese room." It contains a centuries-old Chinese emperor's bed of carved teakwood and inlaid ivory. At one time it belonged to Franklin D. Roosevelt. Although a Chinese emperor once slept on it, it is now equipped with a comfortable foam rubber mattress and serves as summer sleeping accommodations for the Fred Jones.

Rolling Ridge Farm

This interesting house was built about 1790 by Robert Ober, a Georgetown merchant. He married Catherine Tenney, daughter of a medical doctor in the Revolutionary Army, Dr. Samuel Tenney. He was a native of New England. In 1936 Robert Warfield of Howard County bought the place and lived on it. His son, Israel G. Warfield had nine children. None of them, however, wished to continue at the farm, so it was sold to James C. Christopher. It now belongs to Mr. and Mrs. Fred Jones.

The house, architecturally, is of great interest in that it has many features of pre-Revolutionary homes - old brick work, four huge outside chimneys, old pine floors, panelled doors and carved mantels.

Sentinel November 10, 1955

Laytonsville Man Sleeps in Beds Of China King, President Monroe



Fred Jones alternates. During the summer he sleeps in the bed that belonged to the King of China. During the winter he sleeps in the bed that probably belonged to President James Monroe.

Despite the two famous beds and a house full of priceless antiques, Fred and his tractor-driving wife, Harriet, say, "We're just farmers furnishing a place to live. There are only two changes in this house that you can't

The Joneses moved to their 300-acre "Rolling Ridge" Aberdeen Angus farm on the outskirts of Laytonsville four years ago. The house was built in 1783. The walls are 18-inch-thick brick. It has four chimneys and 12 fireplaces!

Every room and hall way is furnished in antiques from many countries and many periods. But the highlight of the house is the downstairs bedroom.

Puzzle Bed

The King of China's bed is a mammoth teakwood, canopied "picture puzzle". It contains no nails, screws, wires or pegs. The Joneses, after they bought it at a Washington auction, spent two hours fitting the bed together piece by piece.

The bed weighs more than 1,000 pounds. It contains more than 800 pieces of ivory inlay. It is

longer and wider than a modern double bed. A delegation of nine visiting Chinese officials from Formosa recently said that writing on the bed's top panels indicated that it was more than 200 years old. They had seen pictures of the bed in Chinese history books.

One of the visiting Chinese was able to read the ancient writing. He translated one of the poems: "After raining, the new moon comes up to enjoy music in some calm and quiet places." Another panel reads, "From trees, grass and flowers we understand spring comes. To enjoy the natural scenery it is better to ride a good horse." Inlaid ivory pictures illustrate the short poems.

Oriental Motif

The Chinese bedroom contains in addition to the royal bed, a hand-painted Chinese screen, oriental tables and lamps, and a clock 300 years old. Contrasting with the Cathay furnishings is a modern air-conditioner in the window. That's why Mr. Jones uses the king's bed during the summer.

An intriguing, unconfirmed story goes with the bed. Mrs. Jones says she can't check it but one story has it that the bed was originally brought to this country by Franklin D. Roosevelt. The rumor holds further that the former president gave the treasure to Mrs. Roosevelt's brother, Mr. Jones' winter sleeping room upstairs is furnished in the four-piece Monroe suite. The Jones' bought it at the auction of a Virginia estate containing many Monroe articles.

The narrow bed, made to fit the

TO BE CONTINUED

seven-drawer chest, bedside table and butler's desk are rich in rosewood. The pieces are trimmed in cast brass. The Joneses, relaxing in their "divable" antiques, laugh at folks who advise, "You ought not that stuff in the museum

Post-It™ brand fax transmittal memo 7671		# of pages > A
To: GWEN MARCUS	From: JEAN ARTHUR	
Co: HIST. PRES	Co: COUNCIL	
Dept:	Phone # 217-7934	
Fax # 495-1309	Fax # 217-7499	

URBAN DESIGN DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

RECEIVED
NOV 18 1992
SILVER SPRING, MD

MEMORANDUM

November 9, 1992

PH 9-10-92
AMDT-MD HIST. PRES

014799

JCA
HAF-CC

Ward Boucher
686-3779
paid \$6,300
by a hired
cost
estimator

TO: Bruce Adams, President
County Council

FROM: A. S. Migs Damiani, C.P.E., Director
Department of Facilities and Services

RE: Deliberations on Historic Designation - Lawrence White Farm, Dickerson

The PHED Committee has recently recommended to the Council in favor of historic designation for the County-owned Lawrence White farm, in Dickerson. In anticipation of the Council's upcoming worksession on this issue, I would like to explain and clarify the position of the County Executive and the Department of Facilities and Services.

You may recall that, in our testimony at the Council public hearing in September, we argued against designation of this property on the basis of the estimated cost of repair and renovation. We also testified that, in our opinion, all buildings but the Gothic Barn were beyond repair. We were joined in that recommendation by the Sugarloaf Citizens Association. This is also the recommendation that was made by Mr. Potter in his September memorandum to the Council on the issue.

The matter of cost should rightly be secondary, in a decision like this, to the more important factor of historic significance. In this case, however, the cost implications of historic designation are of such magnitude that they deserve full and careful attention.

The \$72,000 appropriation that was made for FY 93 did not address the problems we face at the White Farm. DEP has made this money available to DFS to do what we can. In the last year, we have fortunately become very adept at stretching limited funds, but the only significant work that we are accomplishing with this amount is to stabilize and clear the vegetation from the stone wall that runs along Martinsburg Road. The stone wall is identified by the Historic Preservation Commission as one of the outstanding historic resources on the property, and in our estimation, is the only structure which could be

Office of the Director, Department of Facilities and Services
110 North Washington Street, Third Floor, Rockville, Maryland 20850-2299, 301/217-6000

Page 2

reasonably protected for the \$72,000 available. We currently are working on the wall and hope that the dollars available will allow us to finish the project. Assuming it does, maintenance dollars should be budgeted and approved for FY 94 and beyond in order to keep the wall in good condition.

The DFS Maintenance Division has carefully inspected all of the structures on the property, and listed the most urgent work needed simply to stabilize the buildings and...

and listed the most urgent work needed simply to stabilize the buildings and prevent further deterioration. The full report and video tape showing existing conditions on all of the structures is either attached or on file with the Council. I have summarized the highlights of their report to bring this project into perspective:

report on 5/92

Stabilize

The Bank Barn needs extensive replacement of wood siding, repair of structural damage, repair of severe damage done over time to the floors, replacement of all doors, repair of the roof frame, replacement of corrugated steel sheets on the roof, repair of the stone foundation and complete scraping and painting. The attached cow shed has missing columns, side wall framing and siding. More than 40% of the metal roof panels are missing and would have to be replaced. The building is beyond repair within a reasonable cost in our opinion.

30,463. (11,000 = painting)

Cow Shed

22,100

The Gothic Barn needs extensive repairs to the custom preformed metal roof, replacement of all ventilators, repair of structural wall cracks, replacement of the silo roof, and scraping and painting of the exterior. Please keep in mind that this building is four stories tall and has 33 windows.

34,378

Scraping and painting, which must be done to protect the buildings from deterioration, would be a major project by itself. The two barns have a combined exterior surface of nearly 1 acre.

The Tenant House needs extensive repairs to the roof, siding and the foundation of the house. The concrete addition to the house has serious structural cracks, is beyond reasonable repair, and should be demolished. Scraping and painting of the exterior is needed.

11,180

The Log Smokehouse has been damaged by fire. Several logs must be replaced. The foundation is weak, and needs repair in some places, replacement in others. The roof needs extensive repair.

5,860

The above includes only work that is necessary to prevent further deterioration of the structures, and then only to those structures deemed outstanding resources by the HPC. Our estimate of the expense required to stabilize the Gothic Barn alone is \$100,000. Please

~~XXXXXXXXXX~~

Tractor Shed	11,057
Shed	7,052
Site Work	
200' of wall	46,615
General Conditions	30,593
TOTAL	200,548

Stabilize = could sit for several years
 w/out additional work
 roofing - to be weather tight
 board windows

Page 3

understand that, as high as that figure may appear, it allows only \$14 per square foot of interior floor space in the barn. In order to go beyond stabilization and prepare the building for some productive reuse, we would need more than \$300,000 and perhaps as much as \$500,000 - depending on our findings as the work progressed.

To provide stabilization of all the structures considered outstanding by the HPC, a minimum of \$450,000 to \$550,000 of additional funds will be required in our FY 94 Operating Budget. Stabilization would hold off deterioration for only a short period of time. It is a temporary solution at best. It allows some time to plan, but is not in itself an answer. Actual restoration of the entire farmstead would be a full-fledged capital project that could easily run well above \$2 million.

In Mr. Potter's September memorandum to the Council, and in my subsequent testimony at the hearing, we committed our resources to finding a private sector individual or group with the willingness and wherewithal to assume responsibility for the repair of these structures in exchange for their use. That plan has not changed. We have, in fact, received proposals from individuals interested in the use of the stone house which adjoins the farm. None of these individuals have expressed any interest in nor ability to assume responsibility for the farm structures. Earlier this year, the Bethesda Center for Excellence (which sponsors the U.S. whitewater olympic team) proposed to take over maintenance and use of the stone house, and explore renovation and reuse of the barns for storage purposes as a long-term project. More recently, we have heard that there may be interest in the use of the farm structures by the owner of the Inverness property nearby, and that local churches may be interested in the use of one of the barns for church services. We plan to investigate and exhaust these and any other possible reuse alternatives for these buildings.

The degree to which the buildings and surrounding areas could be changed, and the nature of the materials that could be used in renovations, and the manner in which the renovations could be carried out all hinge on the outcome of the historic designation issue. Historic designation will limit and restrict our options with respect to the reuse of the site. Historic designation will hinder, and not improve, our chances of finding a productive reuse for these buildings. For this reason, and because of the substantial budget pressures that it would bring, and the fact that all buildings other than the Gothic Barn are beyond repair within a reasonable cost, we are still opposed to historic designation of these buildings.

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Please feel free to contact me should you need additional information or have any questions on the above. I would also be pleased to organize a visit to the site for councilmembers, if you believe it would be of help. I do hope that you take the opportunity to look at the video tape that will show conditions that presently exist. Thank you for your consideration.

ASD:RJ:dj
gothic/rjlan

Attachment

cc: Councilmembers
Derick Berlage
Nancy Dacek
Gail Ewing
William Hanna
Betty Ann Krahnke
Isiah Leggett
Marilyn Praisner
Michael Subin
Graham Norton, DOT
William Hussmann, CAO
Neal Potter, CE

FILE

WARD
BUCHER
ARCHITECT
1744 Corcoran Street N.W.
Washington DC 20009
(202) 387-0061

May 2, 1992

Mr. Aron Trombka
Division of Solid Waste Management
Executive Office Building
Rockville MD 20850-2589

Mr. Greg Africa
Maryland Environmental Services
2020 Industrial Drive
Annapolis MD 21401

Dear Mr. Trombka and Mr. Africa:

I have enclosed the cost estimate for the work recommended to stabilize the structures at the Matthews Farm in Dickerson, Maryland. The cost estimate completes this portion of the Stabilization Report.

The cost estimate line items are grouped in the same order as the comments in Section VIII. of the Stabilization Report. The letters after each line item refer to the recommendations which are included in the report for each building. Please note item no. 11, General Conditions, which are costs which are in addition to the work at any particular building.

The following alternates were priced separately for MES consideration:

1. Bank Barn roof painting: Galvanized corrugated roofing cannot be painted during the first year after installation without special preparation.
2. Cow Shed Silo repairs: Further investigation has revealed repairs which are not included in Section VIII may be required at the concrete at the base of the silo.

The repair of approximately 200 linear feet of the drylaid stone wall on the north side of the road has been priced. If the length of the wall repaired is increased, the unit cost will decrease.

The replacement of a missing door at the upper level of the Gothic Barn was not priced. The cost estimate includes the cost of temporarily closing this opening.

WARD BUCHER ARCHITECT

Trombka, Africa, May 2, 1992

Page 2

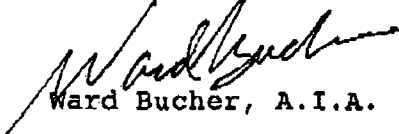
This is a cost estimate and not a contractor's bid. The cost estimate is based on average labor and material costs in the local area at the time it was prepared. Market conditions may vary and the actual scope of the work may increase due to unforeseen and hidden conditions. Therefore, we recommend that a contingency of 20% be added to the individual line items for budgeting purposes.

I have also enclosed revised specification pages which respond to the comments made by Richard Diemer in his letter dated March 24, 1992. The revised sections include Demolition and Cleaning, Fencing, Masonry Restoration, Painting, and Wood Doors and Door Hardware. I have incorporated all of the suggestions, with the exception of requiring a master carpenter for hanging the barn doors. It is my opinion that the level of quality needed for this work does not justify the expense of a master carpenter. However, I have no objection to adding this requirement if the County requests it. Please substitute the revised pages for the ones originally included in the specifications.

The information contained in this report is correct to the best of our knowledge and belief.

Yours Very Truly,

WARD BUCHER ARCHITECT,



Ward Bucher, A.I.A.

Enclosure

cc: Gwen Marcus, MNCPPC

SCHEDULE OF VALUES

PROJECT: MATHEWS FARM
STABILIZATION

FOR ESTIMATING PURPOSES ONLY

APRIL 24, 1992

Item No. A	Description of Work B	Scheduled Value C	Breakout Items D	Add Alternates E
1	GOTHIC BARN: secure & stabilize (A-G,P) interior stabilization (M) roof repairs (I) silo roof (N) painting (J) painting (K) painting (L) TRACTOR SHED: secure & stabilize (A,D,E,G) roof repairs (B) painting (F)	\$34,378 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$11,057 \$0 \$0 \$0	\$0 \$4,548 \$2,045 \$1,275 \$3,500 \$8,050 \$11,710 \$3,250 \$0 \$5,125 \$3,162 \$2,770	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
3	BANK BARN: secure & stabilize (A-I,M,N) roof repairs (J,K) interior stabilization (L) painting (O)	\$30,463 \$0 \$0 \$0 \$0	\$0 \$7,455 \$8,605 \$3,495 \$10,908	\$0 \$0 \$0 \$0 \$3,350 *
4	COW SHED: secure & stabil. (D-F,J,K,H) roof repairs (B,C) fencing ((A) painting (G,I) interior stabilization (L) silo sub	\$22,100 \$0 \$0 \$0 \$0 \$0 \$0	\$0 \$5,330 \$4,690 \$900 \$8,330 \$2,850 \$0	\$0 \$0 \$0 \$0 \$0 \$0 \$2,000 *
5	BOARD & BATTEN HOUSE: demolition (A) secure & stabilize (B,E,F) painting (C,D)	\$11,180 \$0 \$0 \$0	\$0 \$5,325 \$2,155 \$3,700	\$0 \$0 \$0 \$0
6	LOG CABIN: secure & stabilize (A,C,D,F) roof repairs (B) interior stabilization (E)	\$5,860 \$0 \$0 \$0	\$0 \$3,810 \$1,550 \$500	\$0 \$0 \$0 \$0
7	"L" HOUSE: secure & stabilize (B) asbestos testing (A)	\$545 \$0 \$0	\$0 \$385 \$160	\$0 \$0 \$0
8	"F" HOUSE: secure & stabilize (B) asbestos testing (A)	\$705 \$0 \$0	\$0 \$545 \$160	\$0 \$0 \$0
9	SHED: secure & stabilize (A-C,E) roof repairs (F) interior stabilization (D) painting (G)	\$7,052 \$0 \$0 \$0 \$0	\$0 \$5,665 \$295 \$620 \$472	\$0 \$0 \$0 \$0 \$0

10	SITWORK:	\$46,615	\$0	\$0
	secure & stabilize (A,F,G)	\$0	\$1,440	\$0
	remove brush & debris (C)	\$0	\$2,575	\$0
	masonry (D)	\$0	\$2,600	\$0
	dry laid stone wall (E)	\$0	\$40,000 *	\$0
11	GENERAL CONDITIONS:	\$30,593	\$30,593	\$0
		\$0	\$0	\$0
		\$0	\$0	\$0
	TOTAL	\$200,548	\$200,548	\$5,350

ADD ALTERNATES / NOTES:

- *Bank Barn Roof Painting
- *Cow Shed Silo Repairs not specified
- *Drylaid Stone Wall includes 200 ft. on North side of road



County Council Agenda

MONTGOMERY COUNTY, MARYLAND

COUNCIL HEARING ROOM, 100 MARYLAND AVENUE, ROCKVILLE, MARYLAND 20850, 301/217-7900, TTY 217-6505

Suever M.

The Council Agenda is subject to change any time after printing or during the Council meeting. Please contact the Council Office to obtain current information.

As a cost savings measure, the agendas for the Council meetings on Tuesday, November 24, Tuesday, December 1, and Tuesday, December 8, are outlined below. There will not be another mailing for these meetings. Please call the Council Office to obtain current information. On January 8, 1993, the agenda for January 12th will be mailed.

Tuesday, November 24, 1992

- 9:00 **INVOCATION** - Father Americo DiNorcia, Christ the King Catholic Church, Silver Spring
- 9:05 **JOINT PRESENTATION** - Proclamation in recognition of Ralph O. Williams, Founder and Owner of R.O.W. Sciences, Inc., by County Executive Neal Potter and Council Member Isiah Leggett
- 9:10 **PRESENTATION** - Proclamation in recognition of "C-4 Clothes Closet" to Don Dickson, Colesville Council of Community Congregation, Inc., by Council Member Derick Berlage
- 9:15 **JOINT PROCLAMATION** - "Week of the Family" Proclamation to Harriet Guttenberg, Chair, Commission on Children & Youth, and Adam Nelson and Alyssa Dunn, Co-Chairs, Youth Advisory Commission, by County Executive Neal Potter and Council Member Michael L. Subin
- 9:20 **COUNCIL CALENDAR CHANGES** (Knill)
- (1) 9:25 **CONSENT CALENDAR**
 - A. **Introduction** - End of Year Transfer for FY92, County Government Operating Budget: \$726,110 (Sherer)
 - B. **Action** - Resolution approving State Financing from the Community Development Administration to the National Foundation for Affordable Housing Solutions for the Acquisition of Londonderry Towers (Wilson)
 - C. **Action** - Confirmation of County Executive appointment to the Commission on Common Ownership Communities: Nancy M. Jacobsen (Knill)
 - D. **Action** - Confirmation of County Executive appointments to the Mid-County Citizens Advisory Board: John J. Donnelly; Gregory Eisenstadt; Jay Goldman; Frances M. Goldstein; Judy Clark; Helene Rosenheim; David S. Septoff; Debra D. Beals (Knill)
 - E. **Action** - Confirmation of County Executive appointment to the Commission on Health: Barbara H. Thompson (Knill)
 - G. **Action** - Resolution to establish public hearing on January 12, 1992, at 1:30 p.m., regarding \$500,000 Supplemental Appropriation for FY93 MCPS Operating Budget, for Future Supported Projects (Federal, State, or Private funds) (Sherer)

(1) 9:25 **CONSENT CALENDAR** (continued)

H. **Action** - Resolution to establish public hearing on January 12, 1992, at 1:30 p.m., regarding \$117,626 Supplemental Appropriation, FY93 MCPS Operating Budget, for two intergovernmental personnel assignments from MCPS to the National Institutes of Health (Federal funds) (Sherer)

I. **Action** - Resolution approving Executive Regulation 7-92, Drug Enforcement Forfeiture Fund (Beninger)

(2) 9:25 **ACTION** - Resolution to appoint a member of the Board of Appeals (Knill)

(3) 9:30 **DISCUSSION** - State Legislative Program (Bialek)

10:20 **DISTRICT COUNCIL SESSION**

(4) A. **Introduction** - Zoning Text Amendment 92018, to add an automobile sales and service mall as a permitted use in the C-3 Zone (Wilson)

Action - Resolution to establish public hearing on January 26, 1993, at 1:30 p.m., re above

(5) B. **Introduction** - Zoning Text Amendment 92019, establishes two new commercial/residential mixed-use zones (RMX-2C and RMX-3C) (Wilson)

Action - Resolution to establish public hearing on January 26, 1993, at 1:30 p.m., re above

(6) C. **Action** - Final Draft Master Plan for Historic Preservation: Rolling Ridge, Edward Chiswell Farm, John Jones Farm, and Lawrence White Farm (Arthur)

(7) D. **Action** - Consideration of Resolution to Remand Zoning Application

G-672 - Linowes and Blocher, Attorneys for Montgomery Housing Partnership, Contract Purchasers, request reclassification from the RE-2 Zone to the RT-6 (optional method) Zone of Property known as Outlot "A" Montgomery Industrial Park Subdivision, located in the vicinity of the southeast quadrant of Columbia Pike and Industrial Parkway, Silver Spring, consisting of 4.3806 acres, in the 5th Election District.

(8) E. **Action** - Consideration of Applicant's request for Amendment to Schematic Development Plan (SDP) or Consideration of Oral Argument Request or Consideration of Hearing Examiner's Report and Recommendation of Local Map Amendment:

G-694 - Miller, Miller, and Canby, Attorneys for Sandy Spring National Bank, Applicants, request reclassification from the C-1 Zone and R-20 Zone to the O-M (optional) Zone of Property known as Parcel I, Olney, and Parcel B, Olney Inn Tract, located at 17801 Georgia Avenue, Olney, consisting of 4.292 acres, in the 8th Election District.
Drainage Basin: Patuxent North

Recommendations:	Planning Staff:	Approve
	Planning Board:	Approve
	Hearing Examiner:	Grant Request for Amendment to SDP and application be remanded

(9) F. **Action** - Damascus Master Plan - Transportation Elements PHED (Orlin)

(10) 12:00 **PRESENTATION** - Survey of Montgomery County residents concerning the State financial deficit and its effect on County programs and services, prepared for the Montgomery County Association of Realtors (Harrigan)

Tuesday, November 24, 1992 (continued)

- 12:20 **ACTION** - Approval of Minutes (Freedman)
- 12:25 **UPDATE** - by County Attorney regarding pending litigation
- 12:30 **RECESS**
- (11) 1:30 **PUBLIC HEARING** - Bill 39-92, Revenue Authority - Establishment (Faden)
- (12) 1:30 **PUBLIC HEARING** - EBill 43-92, Homestead Property Tax Credit - 1993 Tax Year (Faden)
- (13) 1:35 **REPORT** - on Fiscal Year 1993 Executive Branch budget savings (Farber)
- 2:45 **LEGISLATIVE SESSION** Day #32
- A. Approval of Legislative Journal (Freedman)
- B. Introduction of bills
- C. Call of Bills for final reading
- (14) i. Bill 2-92, Alarms PS (Beninger)
- D. Miscellaneous Business
- 5:00 **ADJOURN**
- (15) 7:30 **PUBLIC HEARING** - Silver Spring Central Business District (CBD) Sector Plan
AT M-NCPPC AUDITORIUM, 8787 GEORGIA AVENUE, SILVER SPRING (Wilson)
- (16) Memorandum reporting Receipt of Petitions for Council (McGuire)

Tuesday, December 1, 1992

- 9:00 **INVOCATION** - The Reverend Ross Forcey, Pastor Emeritus, Resurrection Lutheran Church, Germantown
- 9:05 **ELECTION OF COUNCIL OFFICERS**
- 9:35 **RECESS**
- 9:45 **JOINT PRESENTATION** - "Drunk and Drugged Driving Prevention Month" Proclamation to the National Commission Against Drunk Driving, by County Executive Neal Potter and Council Member Gail Ewing
- 9:50 **JOINT PRESENTATION** - "Kettler Brothers 40th Anniversary" to Clarence Kettler, President and Chairman of the Board, Julia Beck, Regional Marketing Manager, Kettler Brothers Incorporated, by County Executive Neal Potter and Council Member Michael L. Subin
- 9:55 **JOINT PRESENTATION** - "World AIDS Day" Proclamation to Carol Jordan, Program Manager and Tina Clarke, Senior Public Health Adviser, STD/HIV Prevention Program, Montgomery County Health Department, by County Executive Neal Potter and Council Member Derick Berlage
- 10:00 **COUNCIL CALENDAR CHANGES** (Knill)
- 10:05 **CONSENT CALENDAR**
- A. **Action** - End of Year Transfer for FY92, County Government Operating Budget: \$726,110 (Sherer)
- B. **Action** - Confirmation of County Executive's appointments to the Commission on Hate/Violence: Laura A. Barnitz; William B. Davis; Wanda Jones-Yeatman; Mary C. McCann (Knill)

10:00 CONSENT CALENDAR (continued)

- C. Action - Confirmation of County Executive appointment to the Commission for Women: Ann French
- D. Action - Confirmation of County Executive appointments to the Housing Opportunities Commission: John W. Kilty; Barbara Goldberg-Goldman (Knill)
- E. Action - Resolution to extend the appointment of the Acting Director of Office of Public Advocate (Knill)
- F. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 31-90, Commercial Use of PEG Channels (Beninger)

10:05 DISCUSSION - State Legislative Program (Bialek)

11:00 ACTION - Approval of State School Construction Program (Orlin)

11:15 DISTRICT COUNCIL SESSION

- A. Action - CIP Amendments re Silver Spring Redevelopment PHED (Wilson)
- B. Action - Zoning Text Amendment 92009, Revisions to the Land Uses Permitted in CBD-0.5 and CBD-1 Zones to allow private educational institution PHED (Wilson)
- C. ACTION - Resolution to approve the procedures for the implementation of the Maryland Planning Act PHED (Michaelson)

12:00 LEGISLATIVE SESSION Day #33

- A. Approval of Legislative Journal (Freedman)
- B. Introduction of bills
 - i. Bill 44-92, Development Districts, sponsored by (Faden)
- C. Call of Bills for final reading
 - i. Bill 39-92, Montgomery County Revenue Authority MFP (Faden)
 - ii. Emergency Bill 40-92, Criminal Justice Coordinating Commission - Revision (Beninger)
 - iii. Emergency Bill 43-92, Homestead Property Tax Credit - 1993 Tax Year (Faden)
- D. Miscellaneous Business
 - i. Resolution to extend, to June 30, 1993, the expiration date of Emergency Bill 1-91, Est. - Commission on Environment (Freedman)

12:20 ACTION - Approval of Minutes (Freedman)

12:25 UPDATE - by County Attorney regarding pending litigation

12:30 RECESS

1:30 PUBLIC HEARING/ACTION - \$1,156,264 Supplemental Appropriation, FY93 MCPS Operating Budget, for Child & Adult Care Food Program (Federal funds) (Sherer)

Action - Resolution re above

1:30 PUBLIC HEARING/ACTION - \$229,997 Supplemental Appropriation, FY92 MCPS Operating Budget, for Intensive English Language Program for refugee adults (Federal funds) (Sherer)

Action - Resolution re above

Tuesday, December 1 (Continued)

- 1:30 **PUBLIC HEARING** - Bill 36-92, Office of Planning Policies-name change (Faden)
- 1:35 **DISCUSSION** - High School Reorganization/Blair (Orlin)
- 3:55 **ADJOURN**
- 4:00 **CONTINUATION OF PUBLIC HEARING** - Silver Spring Sector Plan (3rd Floor Council Hearing Room) (Wilson)
- Memorandum reporting Receipt of Petitions for Council (McGuire)

Tuesday, December 8, 1992

- 8:30 **PRESENTATION** - of the final report of the Committee on Committees (6th floor Council Conference Room) (Knill)
- 9:00 **INVOCATION**
- 9:05 **COUNCIL CALENDAR CHANGES** (Knill)
- 9:10 **CONSENT CALENDAR**
- A. **Action** - Resolution to approve Executive Regulation 87-92, Food Service Facilities HHS (Cockrell)
- B. **Action** - Resolution to extend, to June 30, 1993, Emergency Executive Regulation No. 29-92E, definition of Workday and Work week (Cockrell)
- C. **Action** - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 49-91E, Weekender Fees (Davidson)
- D. **Action** - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 3-92, Procedure for Determining Fees for Weekend Prisoners (Davidson)
- E. **Action** - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 49-92E, Solid Waste Service Fees (McKenzie)
- F. **Action** - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 58-92E, Solid Waste and Recycling (McKenzie)
- G. **Action** - Resolution to extend, to June 30, 1993, Emergency Regulation 62-92E, Recycling Center Access Fee (McKenzie)
- H. **Action** - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 58-92AM, Hauler and Collector Reporting (McKenzie)
- I. **Action** - Resolution to extend time, to June 30, 1993, for Council Action on Executive Regulation 52-92, Residential Real Property Tax Deferral Program (Faden)
- J. **Action** - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation - 5-92E, Taxicab Rates (Orlin)
- K. **Action** - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 7-91E, Housing Opportunities Commission MPDU Tax Credit Program (Wilson)

9:10 CONSENT CALENDAR

- L. Action - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 38-89E, Administration of the Montgomery Housing Initiative Program (Wilson)
- M. Action - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 57-89E, Alternative Methods of Meeting the MPDU requirement (Wilson)
- N. Action - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 11-92E, Opportunity Housing Income Limits (Wilson)
- O. Action - Resolution to extend, to June 30, 1993, Emergency Executive Regulation 55-92E, Establishment of Annual Facility License Fee (Wilson)
- P. Action - Resolution to extend time , to June 30, 1993, for Council action on Executive Regulation 33-92, Civil Fines for the Housing and Building Maintenance Code (Wilson)
- Q. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 102-92-E, Establishment of Contractual Obligations for Maintenance Costs in Single Family Rental Units (Wilson)
- R. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 33-92, Civil Fines (Wilson)
- S. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 74-92, Standards and Procedures for Location of Assisted Family Housing (Wilson)
- T. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 75-92, Requirements for Moderately Priced Dwelling Units (Wilson)
- U. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 77-92, Maximum Rental Limits for Moderately Priced Dwelling Units (Wilson)
- V. Action - Resolution to extend time , to June 30, 1993, for Council action on Executive Regulation 78-92, Security Measures Required by the Housing and Building Maintenance Code for Rental Apartments (Wilson)
- W. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 79-92, Administrative Guidelines for the Replacement Loan Fund (Wilson)
- X. Action - Resolution to extend time, to June 30, 1993, for Council action on Executive Regulation 80-92, Standards for Accessory Apartments (Wilson)

9:15 ACTION - Approval of Minutes (Freedman)

9:20 UPDATE - by County Attorney regarding pending litigation

9:25 WORKSESSION/ACTION - Amendment to the 10 Year Solid Waste Management Plan (McKenzie)

12:30 RECESS

Tuesday, December 8 (Continued)

1:30 LEGISLATIVE SESSION Day #34

- A. Approval of Legislative Journal (Freedman)
- B. Introduction of bills
- C. Call of Bills for final reading
 - i. Bill 42-92, Solid Waste Financing (Faden)
- D. Miscellaneous Business

6:00 ADJOURN

7:30 PUBLIC HEARING - Bill 37-92, Construction Excise Tax - Postponement

Memorandum reporting Receipt of Petitions for Council (McGuire)

REMINDERS:

MONDAY, November 23

- 8:30 a.m. *Public Safety Committee
- 9:00 a.m. *Management and Fiscal Policy Committee
- 11:00 a.m. *Management Fiscal Policy Committee/Public Safety Committee
- 2:00 p.m. *Transportation and Environment Committee
- 5:00 p.m. Public Hearing - Amendment to the 10 Year Solid Waste Management Plan and Bill 42-92, Solid Waste Financing
- 7:30 p.m. Public Hearing - Same as above

TUESDAY, November 24

- 9:00 a.m. Regular Session
- 7:30 p.m. Public Hearing - Silver Spring Central Business District (CBD) Sector Plan At the Maryland-National Capital Park and Planning Commission Auditorium, 8787 Georgia Avenue, Silver Spring

THURSDAY, November 26 - Thanksgiving Day Holiday

MONDAY, November 30

- 9:00 a.m. *Planning, Housing, and Economic Development Committee
- 9:00 a.m. *Health and Human Services Committee
- 2:00 p.m. *Education Committee
- 2:00 p.m. *Planning, Housing, and Economic Development Committee
- 7:30 p.m. Public Hearing - Zoning Text Amendment 92014, establishes land use standards for adult entertainment businesses and provides amortization period for any adult entertainment business now existing which does not meet established standards

TUESDAY, December 1

- 9:00 a.m. Regular Session/Legislative Session
- 1:30 p.m. Public Hearing - \$1,156,264 Supplemental Appropriation, FY93 Montgomery County Public Schools Operating Budget, for the Child and Adult Care Food Program
- 1:30 p.m. Public Hearing - \$229,997 Supplemental Appropriation, FY92 Montgomery County Public Schools Operating Budget, for Intensive English Language Program for refugee adults
- 1:30 p.m. Public Hearing - Bill 36-92, Office of Planning Policies - name change
- 4:00 p.m. Public Hearing - Silver Spring Central Business District (CBD) Sector Plan

WEDNESDAY, December 2

- 2:00 p.m. *Transportation and Environment Committee

*Council Committee Meetings see IN COMMITTEE for Agenda

REMINDER: (continued)

THURSDAY, December 3

2:00 p.m. *Transportation and Environment Committee
7:30 p.m. *Transportation and Environment Committee

December 2 thru December 4 - Maryland Association of Counties (MACo) Conference

MONDAY, December 7

9:00 a.m. Worksession - Solid Waste Issues

TUESDAY, December 8

9:00 a.m. Regular Session
7:30 p.m. Public Hearing - Bill 37-92, Construction Excise Tax - Postponement

WEDNESDAY, December 9

9:00 a.m. *Public Safety Committee

December 14 thru January 1, 1993 - Council Recess

MONDAY, January 11

9:00 a.m. *Planning, Housing, and Economic Development Committee
2:00 p.m. *Transportation and Environment Committee

TUESDAY, January 12

8:00 a.m. Discussion - State Legislative Program
9:00 a.m. Regular Session
7:30 p.m. Public Hearing - Bill 41-92, Urban Districts

THURSDAY, January 14

9:00 a.m. *Health and Human Services Committee
7:30 p.m. Meeting with Housing Opportunities Commission

January 18 - Martin Luther King Jr. Day Holiday

January 20 - Inauguration Day Holiday

THURSDAY, January 21

9:00 a.m. *Public Safety Committee
9:00 a.m. *Planning, Housing, and Economic Development Committee
2:00 p.m. *Education Committee

TUESDAY, January 26

8:00 a.m. Discussion - State Legislative Program
9:00 a.m. Regular Session

THURSDAY, January 28

9:00 a.m. *Health and Human Services Committee
9:00 a.m. *Planning, Housing, and Economic Development Committee
2:00 p.m. *Transportation and Environment Committee

*Council Committee Meeting see IN COMMITTEE for Agenda

The following appointments were received from the County Executive and will be scheduled for confirmation on Tuesday, December 1, 1992:

Commission on Hate/Violence: Laura A. Barnitz; William B. Davis; Wanda Jones-Yeatman; Mary C. McCann

Commission for Women: Ann French