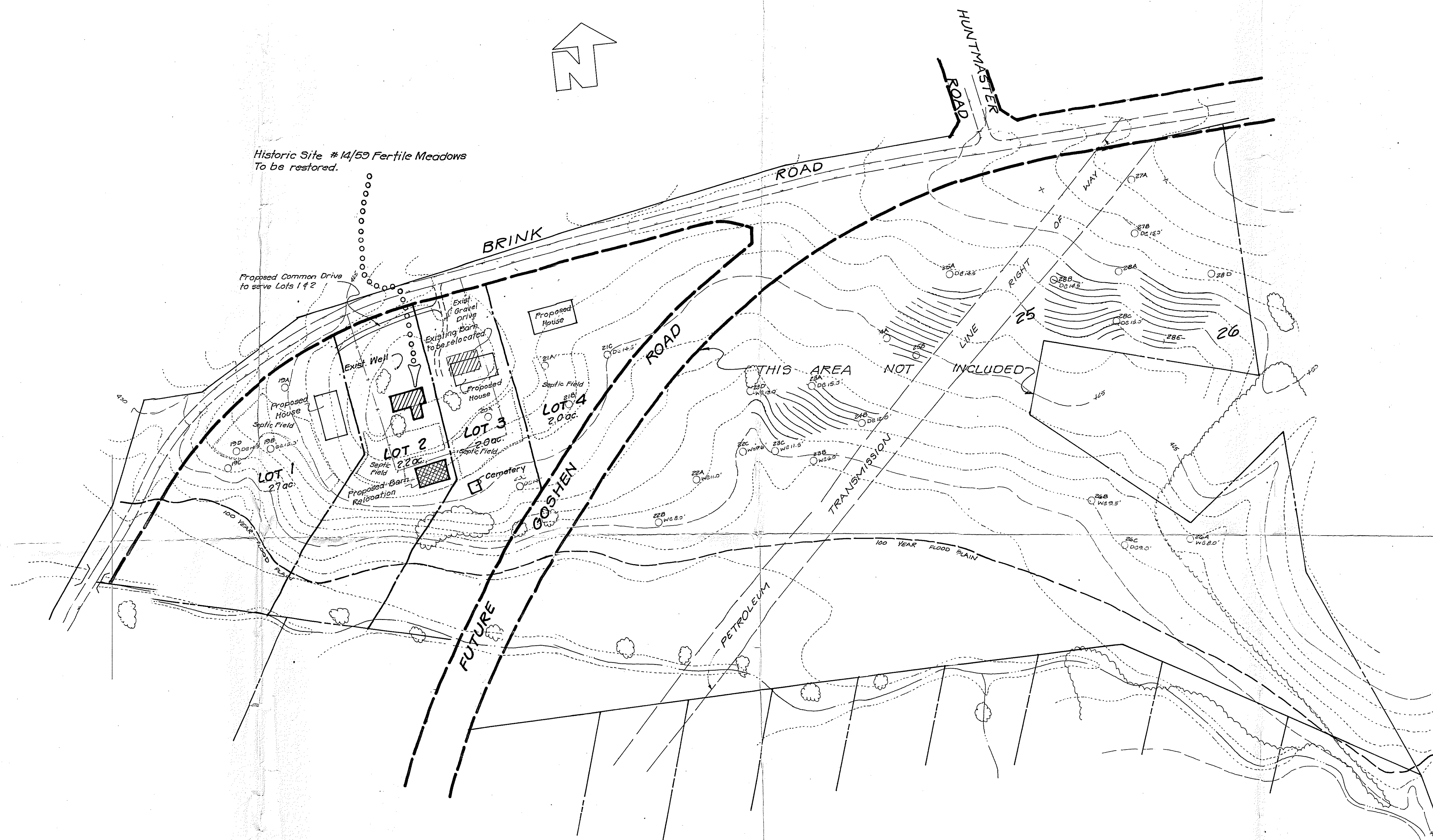


14/59-92A

Fertile Meadows  
9000 Brink Road



Historic Site #14/59 Fertile Meadows  
To be restored.

Proposed Common Drive  
to serve Lots 1 & 2

BRINK ROAD

GOSHEN ROAD

HUNTMASTER ROAD

THIS AREA NOT INCLUDED

100 YEAR FLOOD PLAIN

PETROLEUM TRANSMISSION LINE

FUTURE ROAD

LOT 1  
2.7 ac

LOT 2  
2.2 ac

LOT 3  
2.0 ac

LOT 4  
2.0 ac

Cemetery

**NOTES**

- 1. The area included in this plan is a portion of Preliminary Plan Application #1-88023.
- 2. Zoning = RE-2.
- 3. Site to be developed on wells and septic systems.

Prepared for:  
Peter A. Moholt  
24 Montgomery Village Ave.  
Gaithersburg, MD 20878  
(301) 810-0414

**FERTILE MEADOWS**  
1<sup>ST</sup> ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
HISTORIC AREA WORK PERMIT SITE PLAN

SCALE: 1" = 100'  
DATE: June, 1992  
REVISIONS:

SHEET  
1 OF 1  
FILE NO.  
2202

**LANIER/WITMER Associates**  
Engineering + Surveying + Planning  
224 NORTH ADAMS STREET  
ROCKVILLE, MARYLAND 20850  
(301) 251-0730  
(301) 251-0733 Fax



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1846

NAME OF PROPERTY OWNER PETER A. MOHOLT TELEPHONE NO. (301) 840-0414  
(Contract/Purchaser)

ADDRESS 74 MONTGOMERY VILLAGE AVENUE GAITHERSBURG, MD 20879  
CITY STATE ZIP

CONTRACTOR N/A TELEPHONE NO. \_\_\_\_\_  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY LANIER/WITMER ASSOC. TELEPHONE NO. (301) 251-6730  
(Include Area Code)

REGISTRATION NUMBER 10668

### LOCATION OF BUILDING/PREMISE

House Number 9000 Street BRINK ROAD

Town/City GAITHERSBURG Election District 1ST

Nearest Cross Street HUNTMASTER ROAD

Lot N/A Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber 9559 Folio 288 Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |             |                |          |                                 |                   |               |
|------------|-------------|----------------|----------|---------------------------------|-------------------|---------------|
| Construct  | Extend/Add  | Alter/Renovate | Repair   | Circle One: A/C                 | Slab              | Room Addition |
| Wreck/Raze | <u>Move</u> | Install        | Revision | Porch                           | Deck              | Fireplace     |
|            |             | Revocable      |          | Fence/Wall (complete Section 4) | Shed              | Solar         |
|            |             |                |          |                                 | Woodburning Stove | Other         |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 5000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- |                    |               |
|--------------------|---------------|
| 01 ( ) WSSC        | 02 ( ) Septic |
| 03 ( ) Other _____ |               |
- 2B. TYPE OF WATER SUPPLY
- |                    |             |
|--------------------|-------------|
| 01 ( ) WSSC        | 02 ( ) Well |
| 03 ( ) Other _____ |             |

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/Property line \_\_\_\_\_
  - Entirely on land of owner \_\_\_\_\_
  - On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

OISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 2012067 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

withdrawn by applicant on the record at the July 8, 1992 NPC meeting.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9000 Brink Road Meeting Date: 7/8/92  
Resource: Fertile Meadows Review: HAWP/relocation  
Case Number: 14/59-92A Tax Credit: No  
Public Notice: 6/25/92 Report Date: 7/1/92  
Applicant: Peter Moholt Staff: Nancy Witherell

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Fertile Meadows was designated on the Master Plan for Historic Preservation because of its association with the Riggs family, a prominent farming and mercantile family in Montgomery County, and because of its architectural significance as a late 18th-century farm house typical to southern Maryland in that era. The original house is a 1 1/2-story frame structure with external brick chimneys. Five bays in width, with a central doorway and three dormers in the steep gable roof, the cornice is boxed with an ogee bed molding. Now 200 years old, the house is in good physical condition. A brick and frame addition was later constructed on the east end of the house.

The house sits on a knoll, facing north toward a pronounced curve in Brink Road. The ground slopes away from the house in all directions except to the east, where the corn crib is situated. The rear yard slopes gradually for a distance of about 50 feet, is contained by a row of trees, and then falls dramatically to a larger cove farther down the slope. A pronounced valley at the bottom of the meadow is the most significant natural feature of the site.

Two appurtenances, a log meat house and a board-and-batten corn crib, are included within the environmental setting, a map of which is attached. Note that the meat house is not shown on the map; it is situated between the two larger structures.

The applicants propose moving the corn crib, which, at approximately 60' x 40', is similar in dimension to the house, to a location directly behind the house.

STAFF DISCUSSION

The corn crib is now to the east of the house, at the head of the gravel driveway from Brink Road and, therefore, highly visible to the public. Not only is it more visible from the road than the house is, but the two buildings share the high ground of the site (see the topographical map). Their placement near each other,

facing the road, creates a logical and natural relationship. It is important to note that the new location would completely hide the corn crib from public view and would place it on a slope that falls away noticeably from the house. It appears from the proposed plans that the line of trees behind the house would be removed in order to relocate the corn crib. Further, the corn crib would obscure the view of the valley from the house. This view has been maintained for 200 years, not only because the slope is less desirable for construction than the flat land to the east, but because the valley meadow is a prominent landscape feature.

The corn crib appears to be approximately 80-100 years in age. It is built on a rubble stone foundation, although some concrete repair work has been done. The barn is in good physical condition. It does not list, and has not sustained any significant deterioration from dry rot, infestation, or weathering.

Michael Auer, in Preservation Brief #20, "The Preservation of Historic Barns", writes:

Preserve the historic setting of the barn as much as possible. Modern farming practices do not require the great number of outbuildings, lots, fences, hedges, walls, and other elements typical of historic farms. Yet such features, together with fields, woods, ponds, and other aspects of the farm setting can be important to the character of historic barns.

In addition, the Secretary of the Interior's Standards #1 and 2 address the issue of altering the site for a new purpose:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

In this instance, the barn would not be moved off-site, yet the new location has no historic validity and significantly alters three relationships: that of the two structures to each other, that of the barn to the road, and that of the house to the meadow valley. The new location would require significant regrading of the site and alteration of the appearance of the barn's foundation, as well as the removal of the line of low trees at the rear of the house's yard.

The relocation of a historic structure should be undertaken only as a last resort, when no other options are available. Such a situation, usually entailing the construction or widening of a road, is not relevant here.

In addition to these issues, the staff notes the location of the family cemetery, marked on the site plan. The best preservation plan for this site would keep all the resources, including the cemetery, grouped on one lot.

STAFF RECOMMENDATION

The staff recommends that the application to relocate the corn crib not be approved, using Criterion 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement, or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter;

and Standards #1 and 2 as stated above.

Master Plan Site

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



# Historic Preservation Commission

DESCRIPTION OF PROPERTY WORK AND NATURE OF MATERIALS TO BE USED  
51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

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REGISTRATION NUMBER 10668

LOCATION OF BUILDING/PREMISE

House Number 9000 Street BRINK ROAD

Town/City GAITHERSBURG Election District 1ST

Nearest Cross Street HUNTMASTER ROAD

Lot N/A Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber 9559 Folio 288 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	<u>Move</u>	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 5000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY POTOMAC EDISON

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic
03 ( ) Other _____	

2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well
03 ( ) Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

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- On party line/Property line \_\_\_\_\_
- Entirely on land of owner \_\_\_\_\_
- On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

FRAME BARN LOCATED TO THE LEFT SIDE AND IN THE FRONT  
YARD OF EXISTING HOUSE.

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

PROPOSAL IS TO SUBDIVIDE THE PROPERTY IN ACCORDANCE  
WITH CURRENT ZONING. RESTORE EXISTING HOUSE AND  
RELOCATE THE BARN TO THE REAR YARD OF THE EXISTING  
HOUSE TO BE LOCATED ON A 96,000 SQUARE FOOT LOT.



2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

N/A

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- b. the relationship of this design to the existing resource(s):

N/A

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- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

N/A

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3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

3. Name Ravinder S. Bugga ; Victoria Paton  
Address 5501 Huntmaster Road  
City/Zip Gaithersburg md 20879
4. Name Gurpreet ; E Ahluwalia  
Address 8632 Stableview Court  
City/Zip Gaithersburg md 20879
5. Name Robert R. ; CAS Michael  
Address 8913 Brink Road  
City/Zip Gaithersburg md
6. Name Jeff Miskin  
Address 8820 Huntmaster Rd.  
City/Zip Gaithersburg md. 20882
7. Name Theodore M JR ; J E Shema  
Address 8911 Brink Road  
City/Zip Gaithersburg md 20879
8. Name John P Gue  
Address 21110 Koshen Rd.  
City/Zip Gaithersburg md 20879

1757E

3. Name Kenneth A ; J A Pels  
Address 21030 Goshen Road  
City/Zip Fairhershburg md 20879
4. Name Harry P ; D Headley  
Address 21041 Goshen Road  
City/Zip Fairhershburg 20879
5. Name Montgomery County  
Address EOB 101 Monroe Street  
City/Zip Rockville md 20850
6. Name Goshen Est. Inc  
Address 5410 Olney Lexingtonville Rd  
City/Zip Olney md 20832
7. Name Jimmy P Driskell ET AL  
Address 21030 Miracle Dr  
City/Zip Fairhershburg md 20879
8. Name Bruce W Wachholz  
Address 20237 Laurel Hill Way  
City/Zip Farmersville md. 20874

1757E

PHOTOGRAPHS OF SUBJECT PROPERTY

Fertile Meadows  
9000 Brink Road  
Gaithersburg, Maryland



Front View of Historic Dwelling



Front View of Garage With Storage Area

PHOTOGRAPHS OF SUBJECT PROPERTY

Fertile Meadows  
9000 Brink Road  
Gaithersburg, Maryland

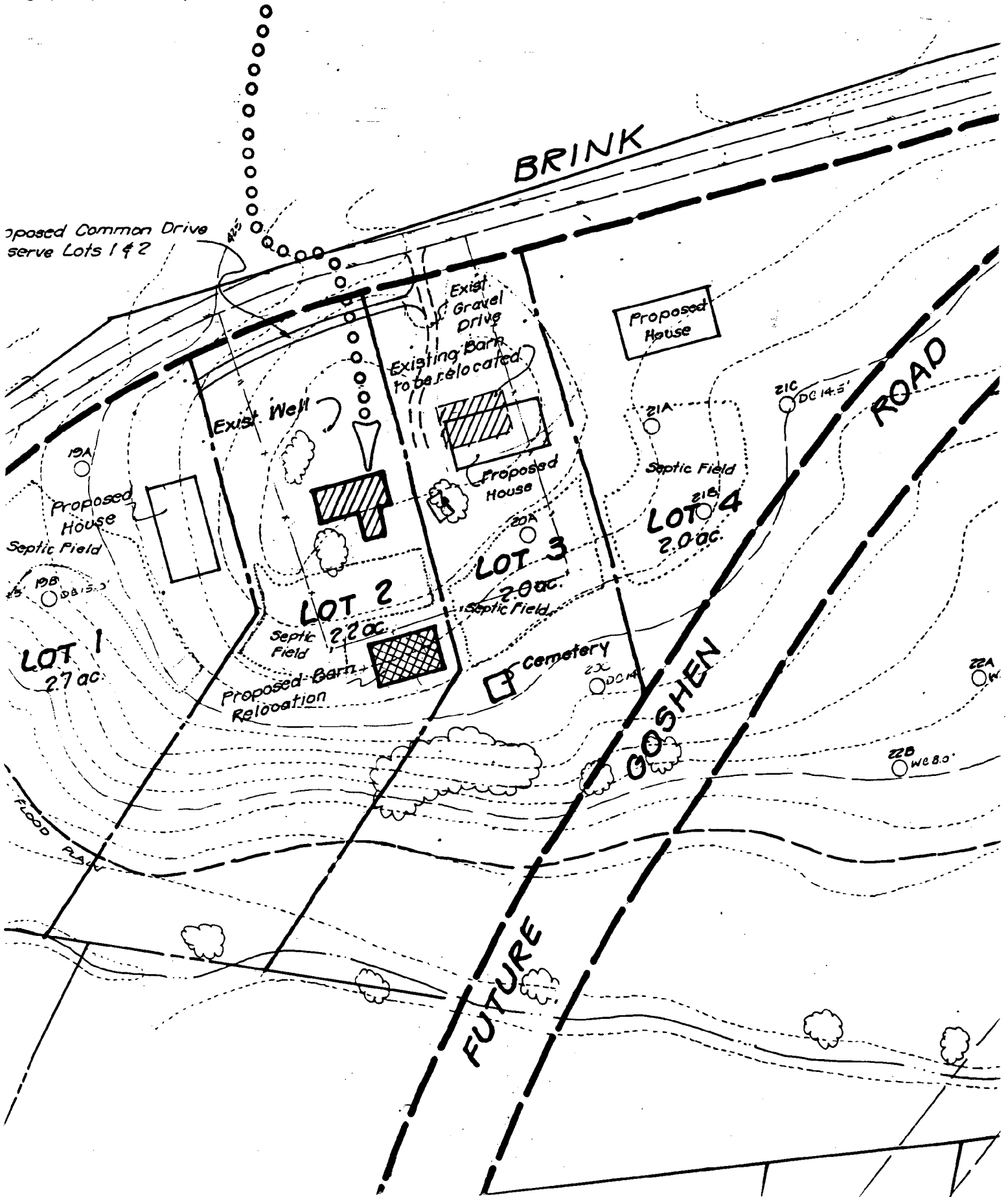


West View Across Lots 2 and 3



South View Across Lot 2

Historic Site # 14/59 Fertile Meadows  
To be restored.



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Fertile Meadows  
9000 Brink Road  
Gaithersburg, Maryland



Front View of Historic Dwelling



Front View of Garage With Storage Area

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9000 Brink Road  
Gaithersburg, Maryland



Front View of Historic Dwelling



Front View of Garage With Storage Area



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Fertile Meadows  
9000 Brink Road  
Gaithersburg, Maryland



West View Across Lots 2 and 3



South View Across Lot 2

PHOTOGRAPHS OF SUBJECT PROPERTY

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9000 Brink Road  
Gaithersburg, Maryland



Front View of Historic Dwelling



Front View of Garage With Storage Area

PHOTOGRAPHS OF SUBJECT PROPERTY

Fertile Meadows  
9000 Brink Road  
Gaithersburg, Maryland



West View Across Lots 2 and 3



South View Across Lot 2

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Fertile Meadows  
9000 Brink Road  
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West View Across Lots 2 and 3



South View Across Lot 2

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West View Across Lots 2 and 3



South View Across Lot 2

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Front View of Historic Dwelling



Front View of Garage With Storage Area