

14/59-92A 9000 Brink Road

Fertile Meadows

MEMORANDUM

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

FROM: Gwen Marcus *WJ*
Historic Preservation Coordinator
Urban Design Division, M-NCPPC

DATE: July 28, 1992

SUBJECT: Withdrawal of Historic Area Work Permit application for
9000 Brink Road, Laytonsville

At the July 8, 1992, meeting of the Historic Preservation Commission, the applicant of the referenced property withdrew a Historic Area Work Permit filed with building permit application number 9206220062. The HAWP application form is attached.

The applicant had requested permission to move a barn structure to a different location on the site. As the application was withdrawn by the applicant on the public record, the HPC took no vote on this case and the application, therefore, was not approved.

If you have any questions about this matter, please call Nancy Witherell at 495-4570. Thank you.

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

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

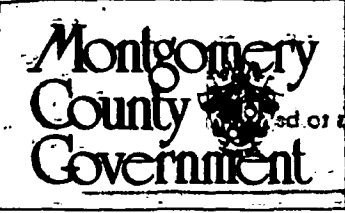
The staff recommends that the application to relocate the corn crib not be approved, using Criterion 24A-8(a):

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 PROPOSED WORK, including location, nature and texture of materials
ST. 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) (Include Area Code)

ADDRESS 24 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
(If more space is needed, attach separate sheet to this application)

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 | Back | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Other | 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
- 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.

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

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

N/A

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

N/A

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 Savinder S. Bugga ; Victoria Paton
Address 8801 Huntmaster Road
City/Zip Gaithersburg md 20879
4. Name Gurpreet ; E Ahluwalia
Address 8632 Stablesview 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 2110 Goshen Rd.
City/Zip Gaithersburg md 20879

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- 3. Name Kenneth A J A Pels
 Address 21030 Goshen Road
 City/Zip Fairhershburg md 20879

- 4. Name Harry P J 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 Wuchholz
 Address 20227 Laurel Hill Way
 City/Zip Fermantown md. 20874

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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.

