

14/59-94A 9000 Brink Road  
Master Plan Site #14/59

MEMORANDUM

TO: Robert Hubbard, Acting Chief  
 Division of Development Services and Regulation  
 Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator  
 Design, Zoning, and Preservation Division  
 M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: March 25, 1994

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

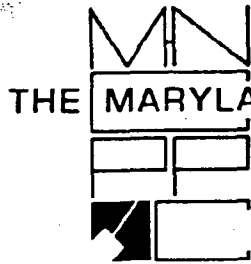
Approved with Conditions: \_\_\_\_\_

- 1.) Applicants should first attempt repair of the windows; if beyond repair, submit actual mfg.'s window sample of unit prior to installation.
- 2.) Applicants should first attempt repair of historic fabric - replacing only the clipboard and other siding that is beyond repair.

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Charles W. Small, Jr. & Chris Leonard

Address: 9000 Bunk Road  
Gaithersburg, Md. (Goshen)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

DATE: March 25, 1994

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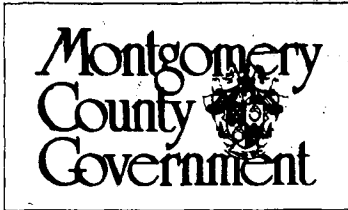
Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Charles W Small Jr.

TELEPHONE NO. 301-253-1554

Co. owner (Contract/Purchaser) Chris Leonard

(Include Area Code)

ADDRESS 9884 Main St. P.O. Box 46 Damascus Md.

md

20872

STATE

ZIP

CONTRACTOR Joe + I construction

TELEPHONE NO. 301-953-2470

PLANS PREPARED BY Charles W Small Jr.

CONTRACTOR REGISTRATION NUMBER 12578

TELEPHONE NO. 301-253-1554

(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 9000 Street Brink Rd.

Town/City Gaithersburg Election District 1

Nearest Cross Street Goshen

Lot 8 Block \_\_\_\_\_ Subdivision Fertile meadows

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

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

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

Circle One: A/C    Slab     Room Addition  
 Porch     Deck     Fireplace     Shed     Solar     Woodburning Stove  
Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peppo

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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

2A. TYPE OF SEWAGE DISPOSAL  
01 ( ) WSSC    02 (X) Septic  
03 ( ) Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY  
01 ( ) WSSC    02 (X) 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:

- 1. On party line/Property line \_\_\_\_\_
- 2. Entirely on land of owner \_\_\_\_\_
- 3. 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.

Charles W Small Jr.

March 1, 1994

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

Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date March 25, 1994

APPLICATION/PERMIT NO: 94030300105

FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_

PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

BALANCE \$ \_\_\_\_\_

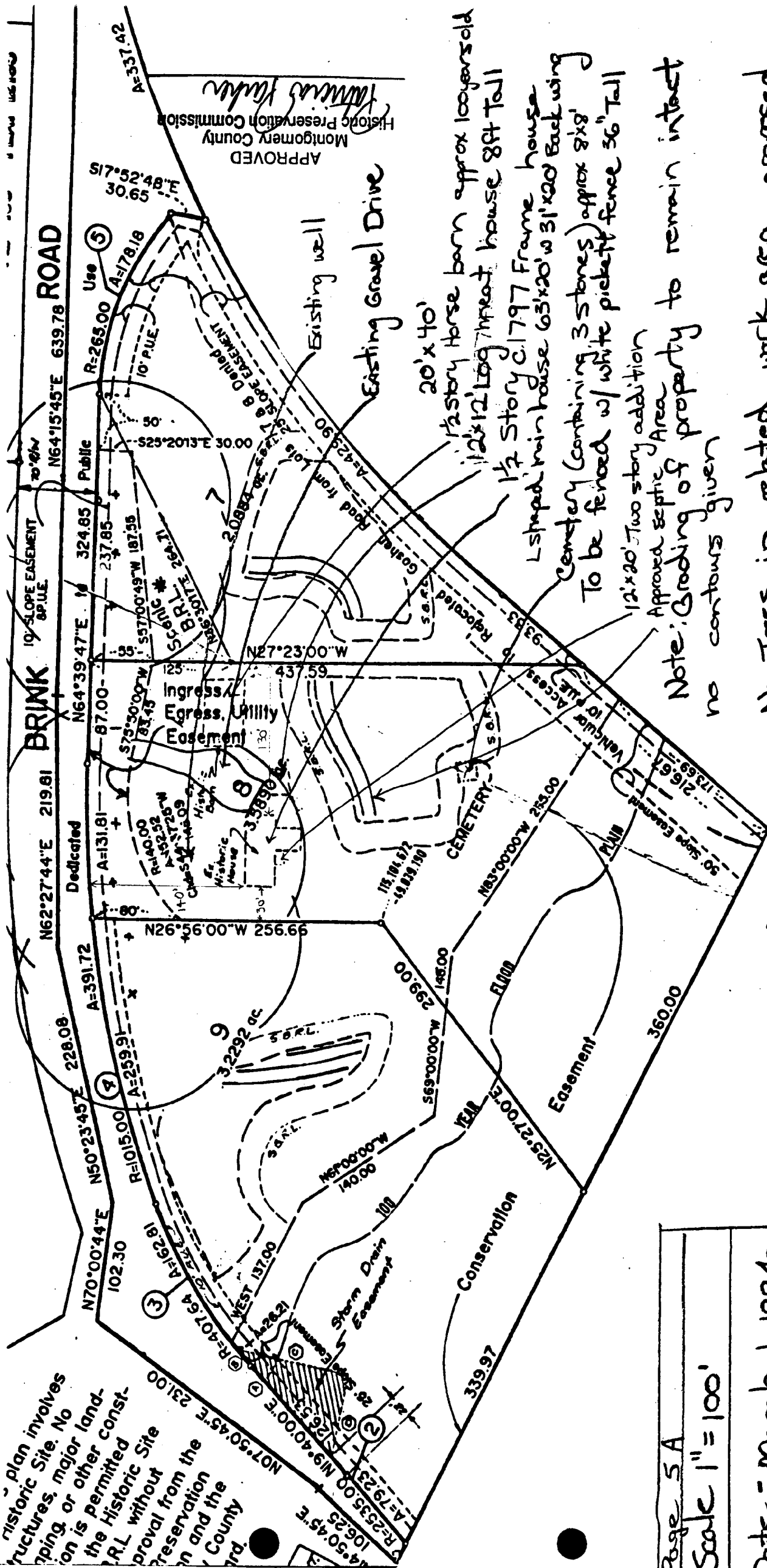
OWNERSHIP CODE: \_\_\_\_\_

RECEIPT NO: \_\_\_\_\_

FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

plan involves  
 structures, major land-  
 on is permitted  
 the Historic Site  
 R.L. without  
 approval from the  
 Preservation  
 and the  
 County

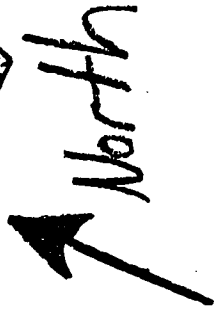


APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Thomas Yaker*

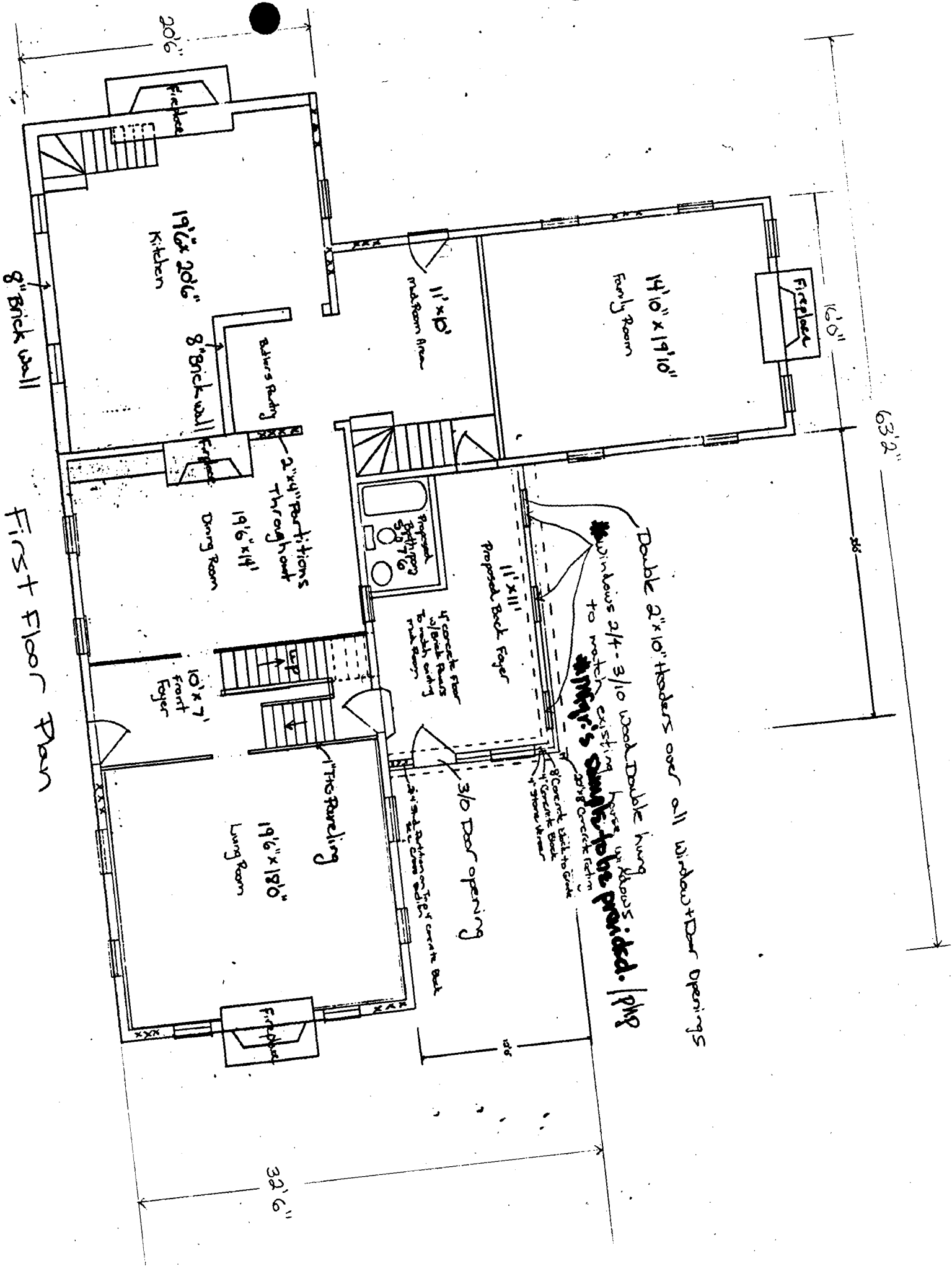
Existing well  
 Existing Gravel Drive  
 20' x 40'  
 1 1/2 story horse barn approx 100 years old  
 12 x 12 log threat house 8 ft tall  
 1 1/2 story c. 1797 frame house  
 L shaped main house 63' x 20' w 31' x 20' back wing  
 Cemetery (containing 3 stones) approx 8' x 8'  
 To be fenced w/ white picket fence 36\"/>

Note: Grading of property to remain intact  
 no contours given

No Trees in related work area proposed



Page 5 A  
 Scale 1" = 100'  
 Date - March 1, 1994  
 Fertile Meadows Brink Rd.  
 Charles W Small Jr.  
 9884 Main St.  
 PO Box 46  
 Damascus Md 20872



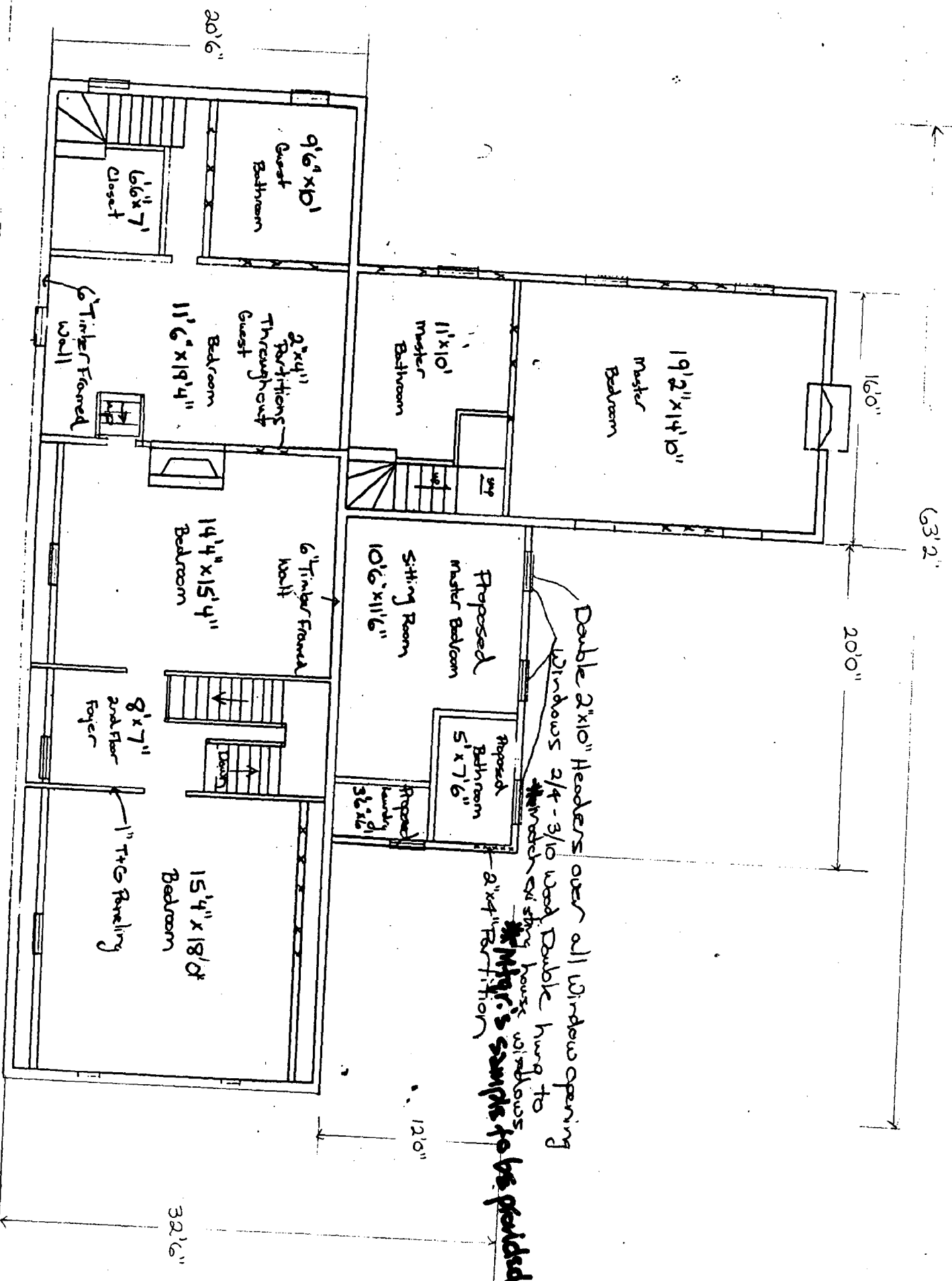
First Floor Plan

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

Page 58  
Date March 1, 1994  
Scale 1/8" = 1'0"  
Fertile Meadows Brink Rd.  
Charles W. Smoller  
9884 Wain St.  
PO Box 46  
Dunnstons Md. 20872

Second Floor Plan

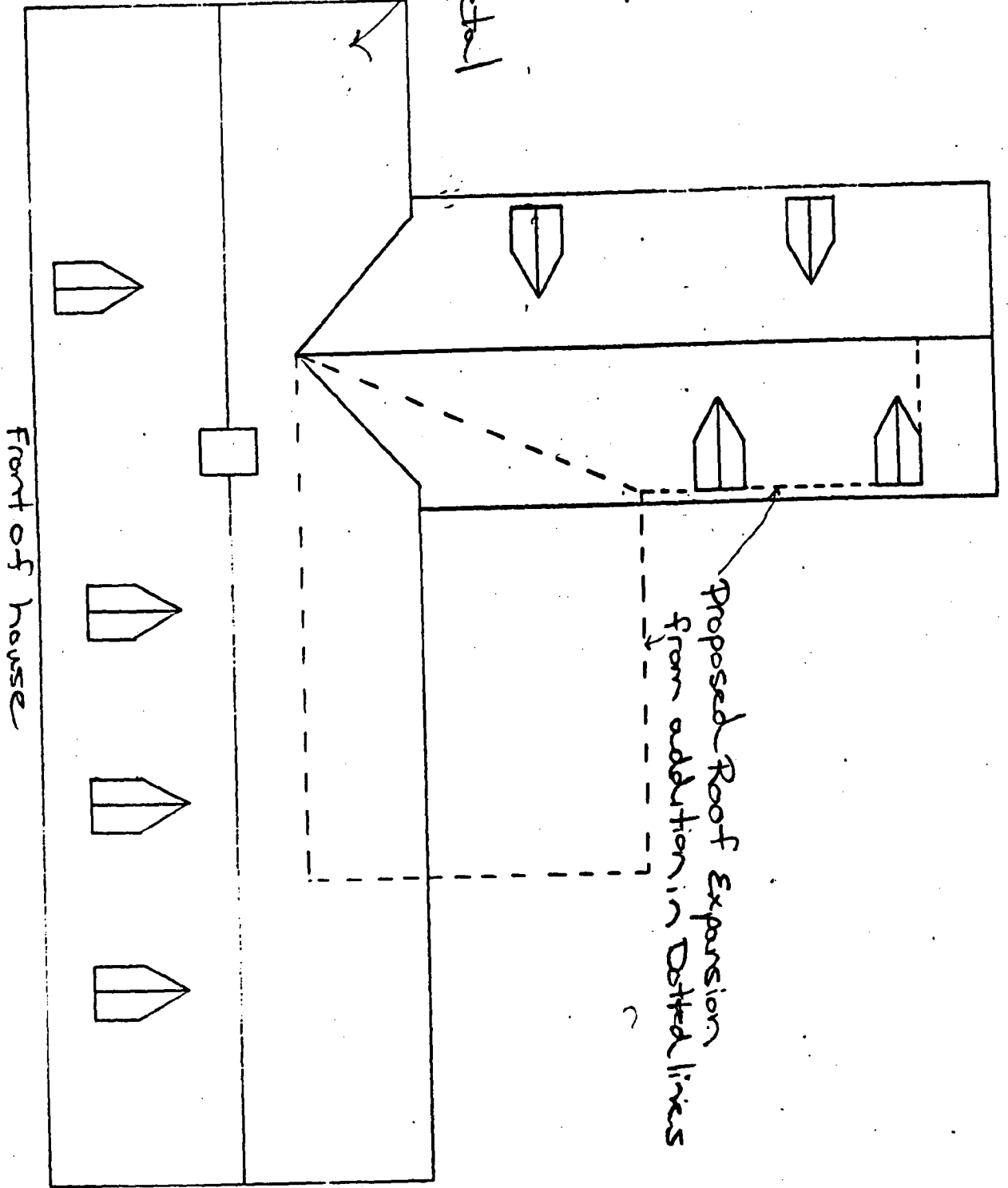


Double 2'x10" Headers over all Window opening  
 Windows 2/4 - 3/10 Wood Double hung to  
 match existing house windows  
 JMG's samples to be provided. JMG

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*

Page 56  
 Date March 1, 1994  
 Scale 1/8" = 1'-0"  
 Fertile Meadows Bldg.  
 Charles D. Small Jr.  
 9884 main st.  
 PO Box 46  
 Damascus Md.  
 20872

Existing Roofing  
 All Corrugated Metal  
 To be changed to  
 Cedar Shakes



Roof Profile

Front of house

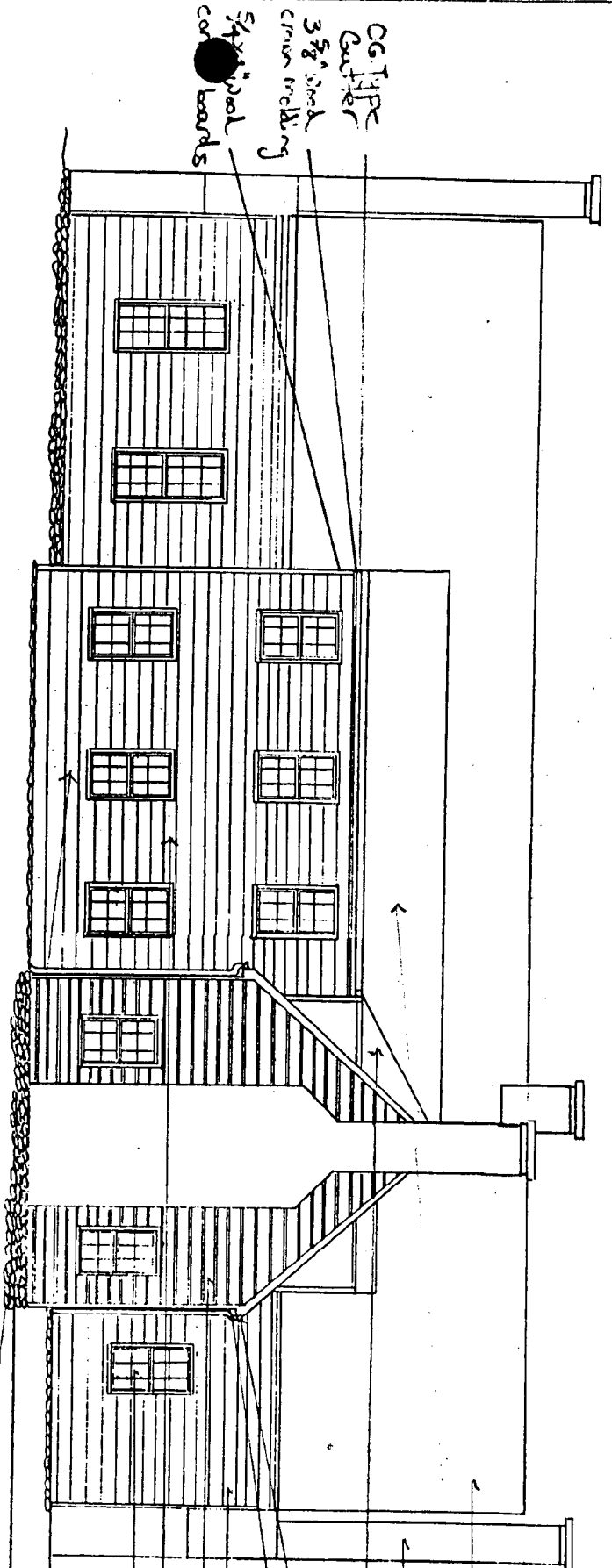
Proposed Roof Expansion  
 from addition in Dotted lines

APPROVED  
 Montgomery County  
 Historic Preservation Commission

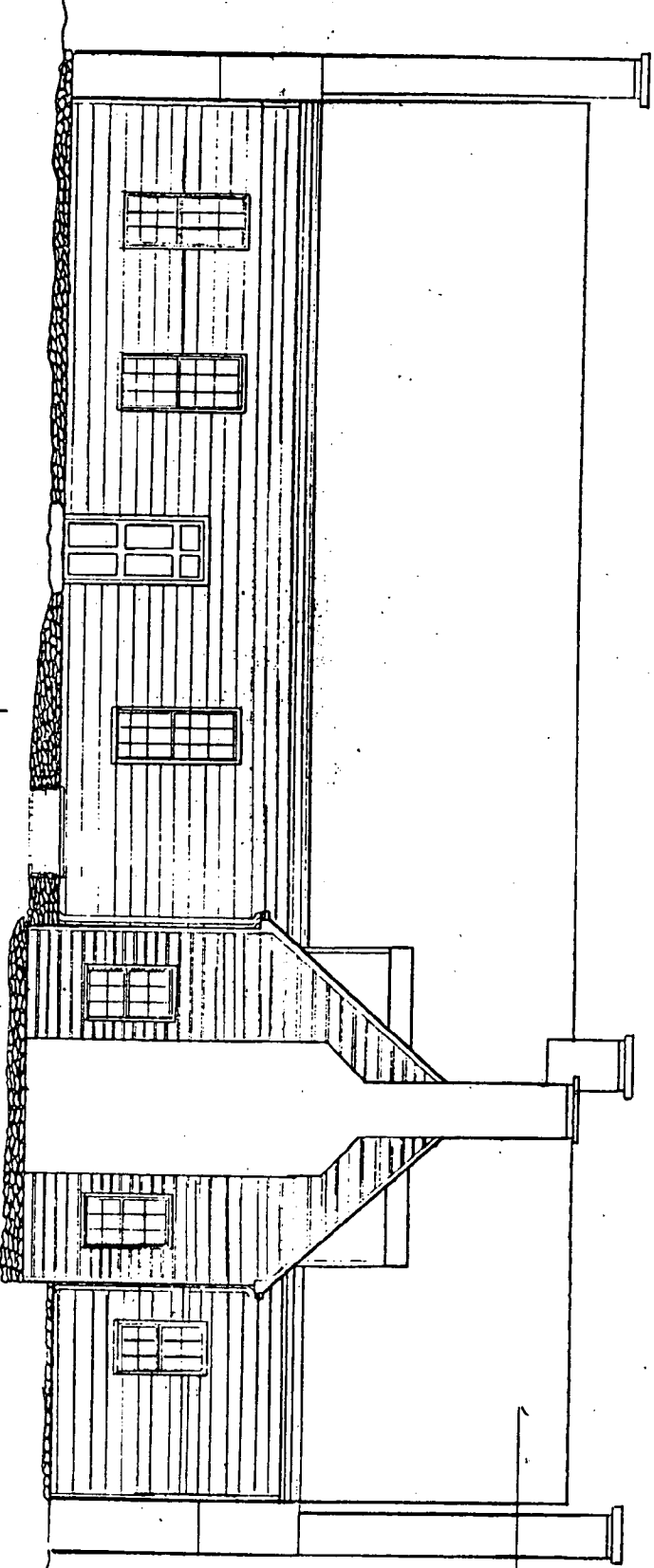
*Patricia Parker*

Page 50  
 Date March 1, 1999  
 Scale 1/4" = 10'  
 fertile meadows  
 Charles Sumner Hill  
 984 Main St.  
 PO Box 46  
 Damascus, Md.





Proposed Rear Elevation with Addition



Existing Rear Elevation

Entire house to be covered with Cedar Shake roofing  
 Masonry Chimneys throughout  
 Proposed Dormer Expansion

1/2" round CG Type Aluminum easters Throughout  
 3" Round Aluminum Doors pads Throughout  
 Main house wood clapboard siding  
 Rear using wood Dutchlap type siding  
 Addition to have wood clapboard siding  
 Entire house has wooden Tase divided like window  
 (Addition windows to match)  
**Make's sample to be provided. /P/W**

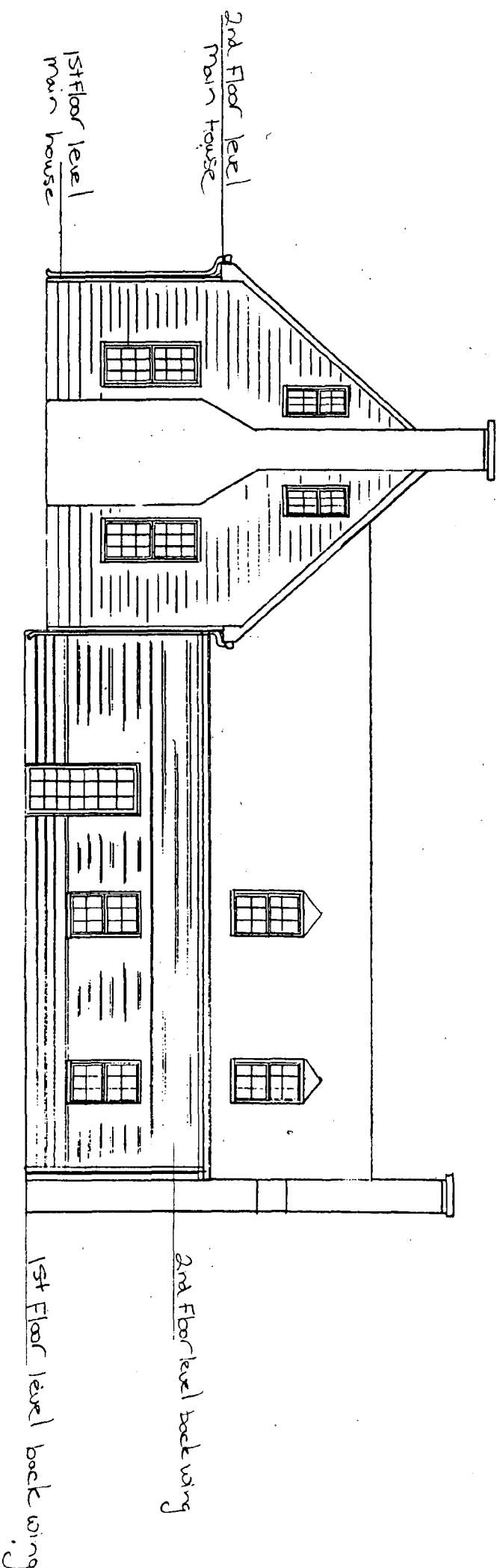
Exposed Stone Foundation  
 Proposed Addition

Existing Roof  
 Galvanized metal

APPROVED  
 Montgomery County  
 Historic Preservation Commission

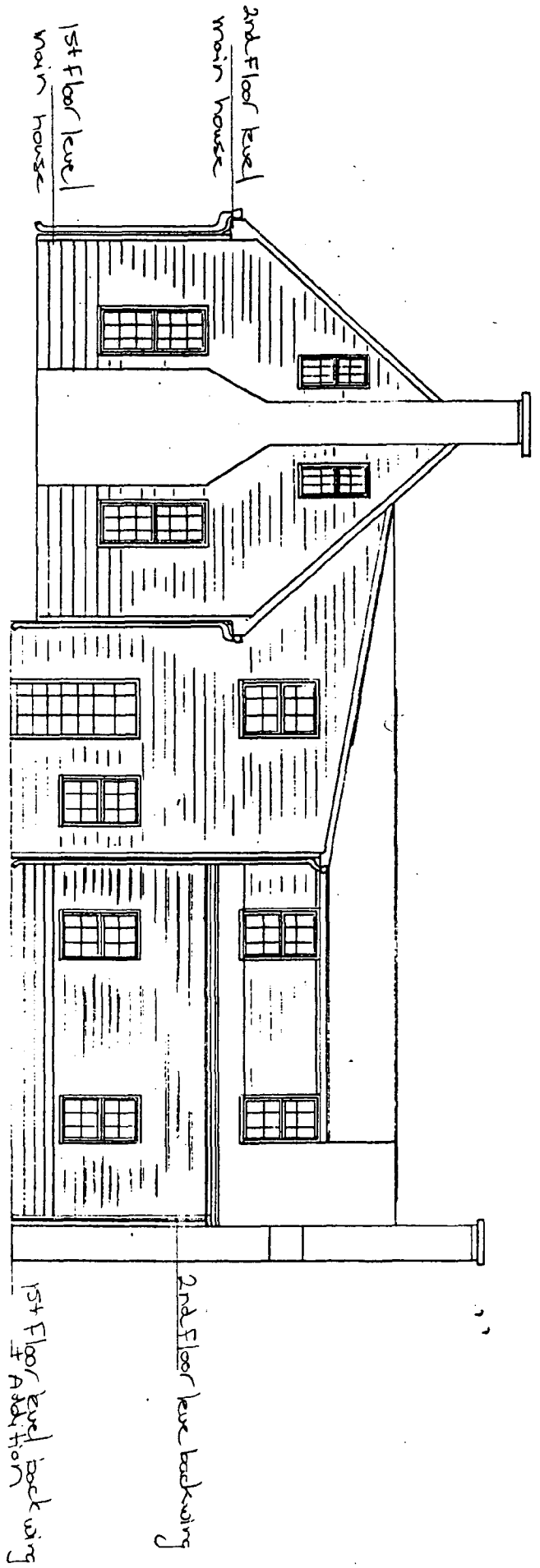
*Patricia Parker*

Page - **5E**  
 Date - March 1, 1994  
 Scale - 1/8" = 1'-0"  
 Fertile meadows - Brink Rd  
 Charles W Small V/P  
 9884 mainst,  
 Po Box 46  
 Doyonescus md 20872



Existing Right Side Elevation

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*



Proposed Right Side Elevation with Addition

Page 5F  
 Date March 1, 1994  
 Scale 1/4" = 1'-0"  
 Fertile Meadows Bank Rd  
 Charles WDS Mall VJ  
 9884 main st.  
 PO Box 46  
 Damascus md 20872

**SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT**

**REQUIRED ATTACHMENTS**

**PROPERTY:** 9000 Brink Road; Lot 8, Fertile Meadows Subdivision,  
per Plat Book 171 at Plat 19214

**OWNERS:** Charles Small, Jr. Chris Leonard  
(301) 253-1012 (301) 330-8982

**Submitted: March 1, 1994**

ATTACHMENT 1: Written Description of Project

1a. Description of existing structures and environmental setting,  
including their historical features and significance:

Fertile Meadows is an excellent example of a late 18th century farm house. The property is associated with the Riggs family, prominent in Montgomery County history.

In 1743 Benjamin Wallingford was granted the land upon which Fertile Meadows now sits, calling it "Benjamin's Square". Some years later the land was resurveyed and a mill was built where the road from Laytonsville to Clarksburg crosses Goshen Branch, providing the nearby town with its name, Goshen Mills. Joshua Pigman came into possession of a part of the Resurvey on Benjamin Square and it is believed that he built the Fertile Meadows house on the hill overlooking the mill sometime before 1792. In that year he sold the land, and improvements, and the house passed through several owners before being purchased by George Washington Riggs in 1819.

George Riggs was a self-made man. He started out as a silversmith in Georgetown and soon had a thriving business. In 1820, the year after he purchased Fertile Meadows, he had a license to be a storekeeper in Montgomery County, and eventually he moved to Baltimore where he became an exporter in the lucrative tobacco trade. He purchased several other large expensive tracts of land in the county.

Several other parties owned Fertile Meadows before the Counselmans bought it in 1934. Lee Counselman had been a finance expert in Detroit and had helped organize several auto firms. Mrs. Counselman had been a fashion model.

Fertile Meadows in 1934 had been spared the threat of "modernization" and the Counselmans successfully retained its primitive atmosphere while making the house livable.

The name "Fertile Meadows" came from a small tract which made up part of the original farm.

The house is a one-and-one-half story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the east end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing, and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double hung sash. The steep "A" roof is broken by three dormer windows on the main facade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides, there is a fascia with a wide bead.

The brick section has a two-bay facade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.

In plan, the brick wing is one room with a corner boxed staircase. The mantel has been removed. The second floor has been divided into several rooms; all have simple detailing.

The main house has a central hall with flanking parlors. The east room is divided from the hall by a vertically beaded board partition along which the staircase rises. The boarding continues around the east room as wainscoting. The fireplace has a jack arch over the opening; a molding surrounds the opening and above is a shelf with a bed molding. To the north of the fireplace is an open cupboard with butterfly shelves and an enclosed cupboard.

The west room has a plaster partition wall. The room is plastered, with a chair rail. The fireplace has a wood surround with a molding around the outside edge. The frieze is plain; the shelf has a deep bed molding above a row of fretwork. The corner posts and plates are exposed in this room as well as the hall and east room; the posts and plate have a quirked bead on the exposed edge.

On the second floor, there are two rooms on either side of the hall. The partition walls are vertical beaded boards. The east room has a small fireplace; the west room none. The door to the west room is six panelled and the walls plastered. The east room has a door of three beaded boards. The mantel shelf is attached to the wall. The chair rail is a double beaded board with an astragal in the center. The door frames are moldings applied to the partition walls.

Doors throughout the house have six raised panels and iron hardware. Hinges are rat-tail in the main rooms, H or HL for the secondary rooms and strap on the exterior doors. The floors are wide boards.

The wing to the south was added by the previous owners, Mr. Mrs. Counselman.

Near the house is a small log smokehouse with an external brick smokestack. The gable ends have horizontal weatherboarding.

1b: General Description of project and its impact on the historic resources and environmental setting:

Description:

- Replace deteriorated exterior wood and siding with like kind.
- Replace deteriorated chimney on far right of house to meet inspection standards. (An inspection revealed this structure does not meet fire safety standards.)
- Replace broken and missing windows and deteriorated window boards with like kind.
- Replace window shutters with like kind, wooden shutters. Currently, some shutters are missing and those remaining are in poor repair.
- Replace deteriorated gutters with like kind.
- Replace missing doors with wooden doors in keeping with the historic nature of the house. Currently temporary doors and boarding are in place for security purposes.
- Replace current roof with cedar shake roofing to restore it to its original state of existence.
- Extend the roof line on the backside of the house (interior of "L" shape) in order to connect previous additions, improving the continuity and flow both of the home's exterior and interior. The proposed addition is a two story, 12W x 20L foot extension which would allow accessibility to areas of the house on the first and second floor and accommodate a half bath on the first floor and a full bath on the second floor. Currently there is no bath on the first floor and no bath designated for the two bedrooms located on the second floor. (See drawings.)
- Extend backside roof line between two existing dormer windows located on the second floor to add continuity with the proposed extension.
- Rebuild smokehouse as closely as possible to its original structure.
- Replace barn windows and boards.

Impact:

The proposed project does not affect the frontage or facade of the property. Therefore, the only impact on the site will be a cosmetic improvement of its appearance. As the attached drawings show, it is our goal to restore this property to its most optimum state, while improving the continuity and flow of the home. Previous additions currently restrict accessibility to many areas, limiting its liveability.

**ATTACHMENT 2: Statement of project intent**

**2a. Proposed design in terms of scale, massing, materials, details:**

We are proposing a 12' x 20' addition, two stories in height, to be tucked into the rear corner between the main house and rear wing and expansion of the dormers adjoining the addition area.

Proposed design of addition will not extend above existing roof lines. Addition will blend with existing house in materials and details. Addition will only be visible from rear of property and will not overwhelm the mass of the structure.

**2b. The relationship of the design to the existing resources:**

The size of the structure will only be increased by 15 percent to accommodate a 12 x 20 addition.

All work to be completed on the front facade of the property is cosmetic in nature and will not alter existing resources, with the exception of the cedar shake roof which will restore the roof to its original appearance.

The project will not be visible from the front of the existing structure.

The addition is designed to increase the continuity of the home and will resolve the problem with bathroom usage.

**2c. The way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24)**

The proposed work conforms to all related requirements of the Ordinance.

**ATTACHMENT 3: Project Plan** (see site plan) Page 5A of drawings.

**ATTACHMENT 4: Tree Survey**

There are no trees within the project area.

**ATTACHMENT 5: Design Features (see drawings)** Pages 5B, 5C & 5D

**ATTACHMENT 6: Facades (see drawings)** Pages 5E & 5F

**ATTACHMENT 7: Materials Specifications** (for addition and roof)

Wood clapboard siding

Stone veneer on foundation

Half round O.G. type aluminium gutters

Wooden true divided light windows and door

Roofing material to be cedar shakes

Wood facias, soffits, corner boards and crown molding

**ATTACHMENT 8: Photos of Resources (see photos)**

**ATTACHMENT 9: Photos of Context (see photos)**

**ATTACHMENT 10: Addresses of Adjacent Property Owners**

Robert R. & C.A.S. Michael  
8921 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 3, Blk T, Goshen Estates)

Mark Moholt  
8908 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 6, Fertile Meadows)

Springbrook At Fertile Meadows  
15950 Derwood Road  
Rockville, Maryland 20855  
(8920 Brink Road, Lot 7, Fertile Meadows)  
(9010 Brink Road, Lot 9, Fertile Meadows)

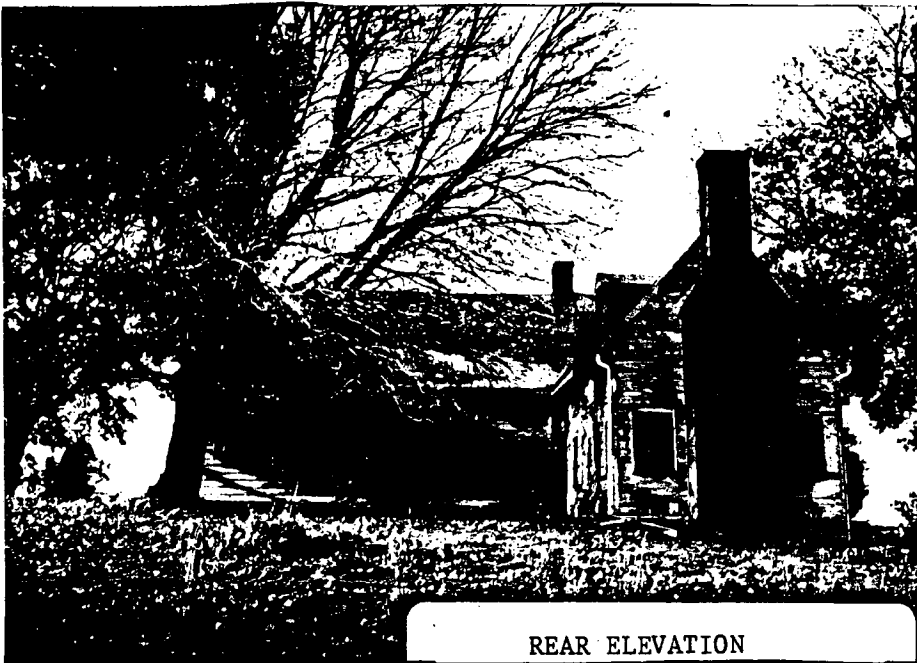
William R. Gorman Jr.  
15901 Green Meadow Road  
Gaithersburg, Maryland 20879  
(All remaining lots in Fertile Meadows)



9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard

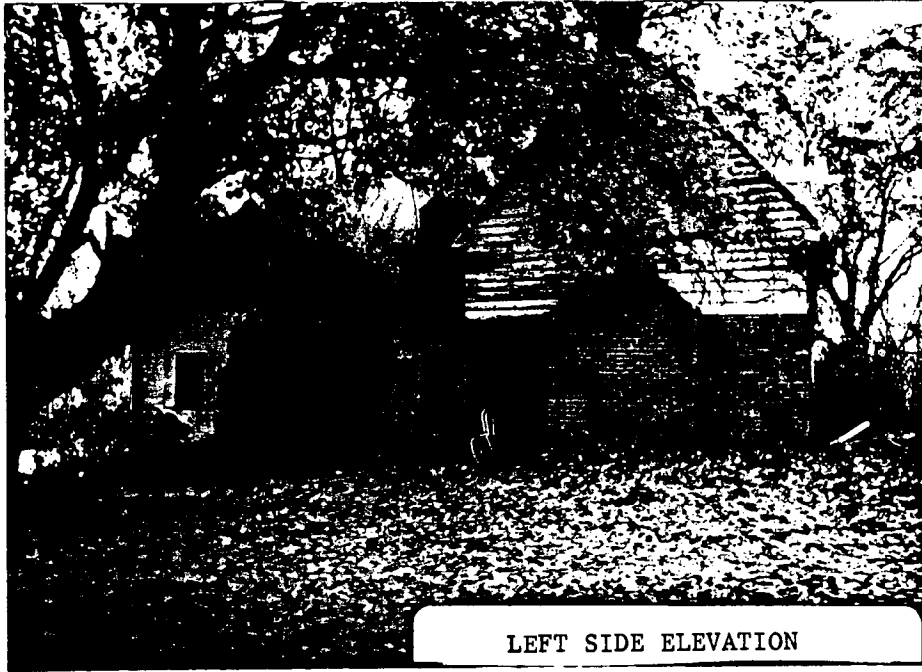


FRONT ELEVATION

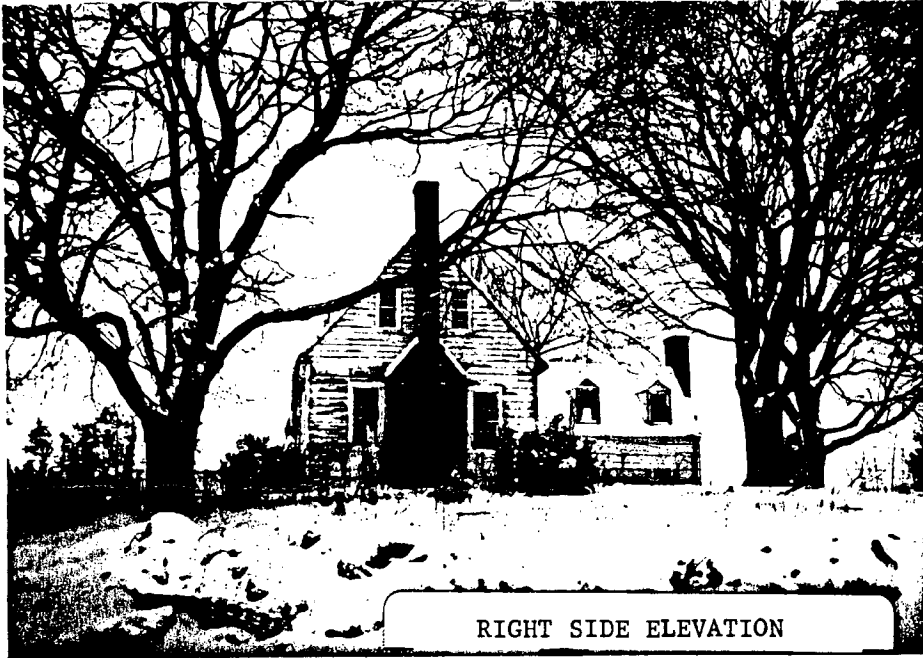


REAR ELEVATION

9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard

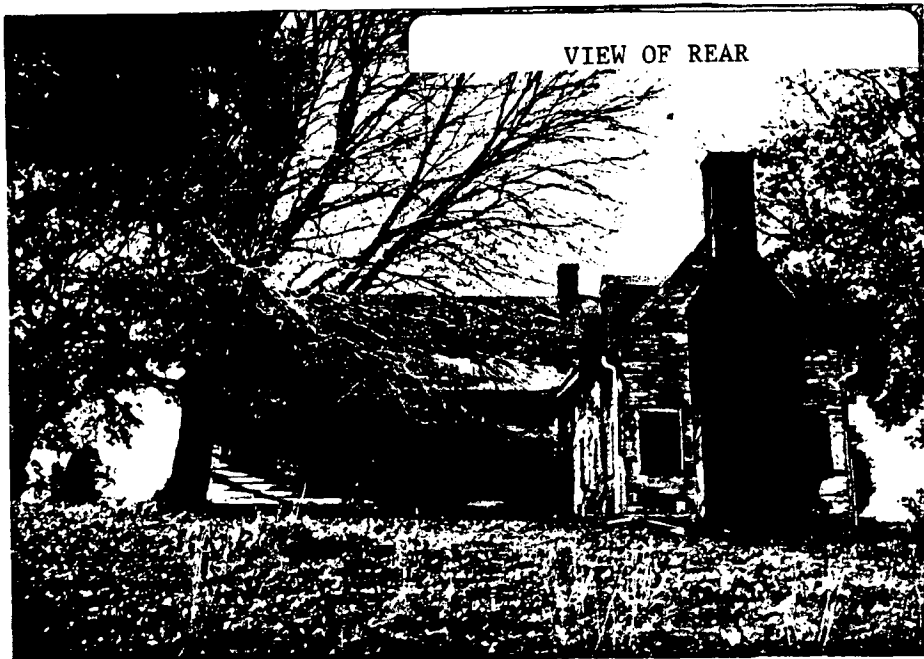
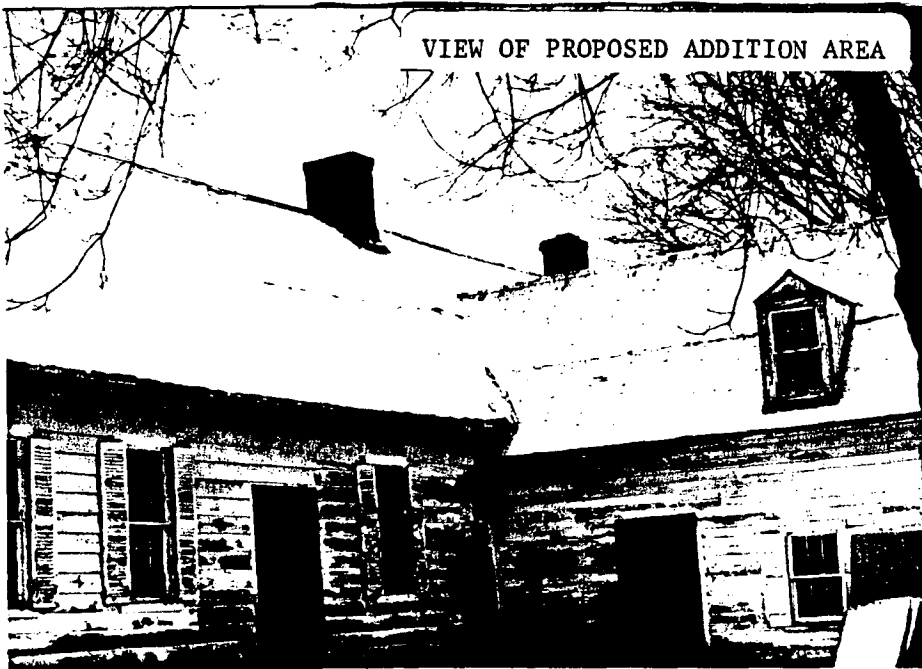
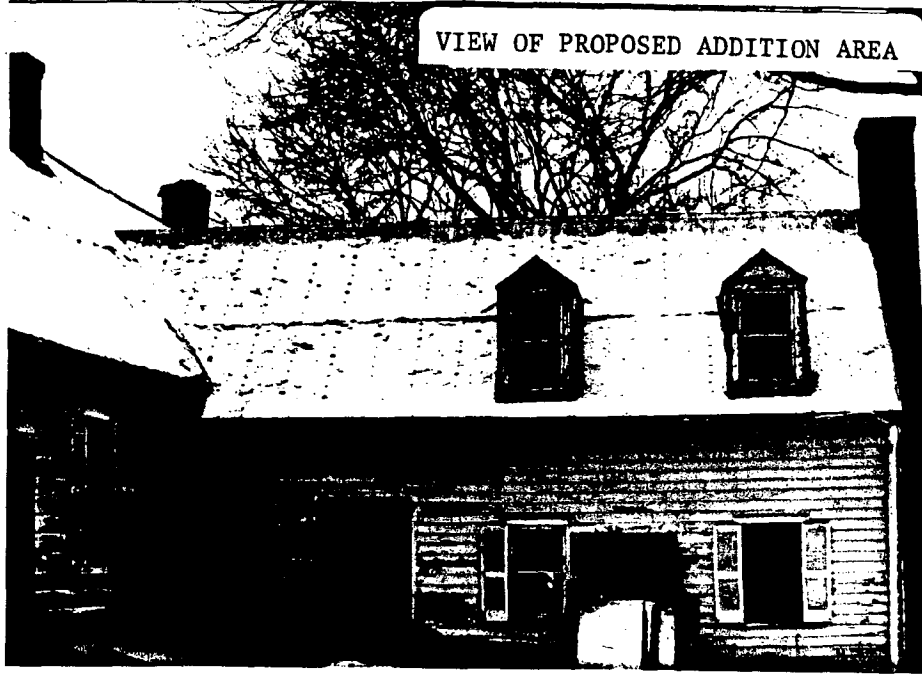


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard

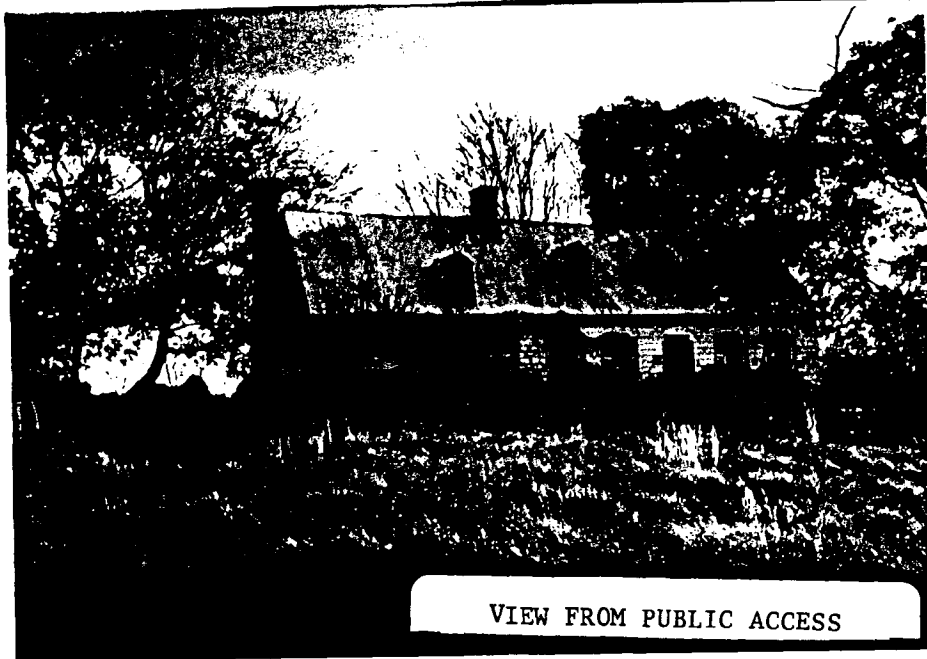




VIEW FROM LOT 7

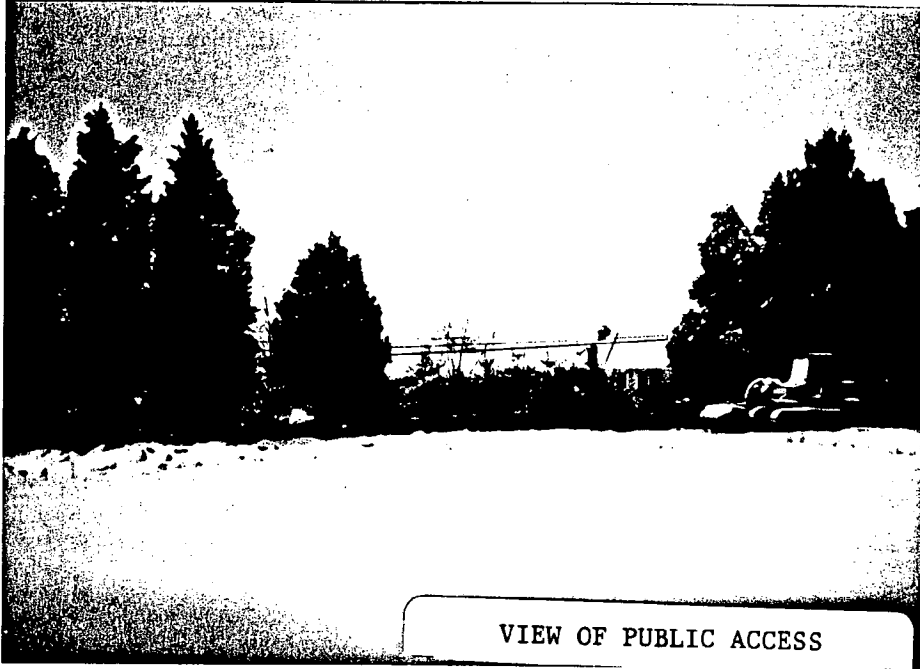


VIEW FROM LOT 9

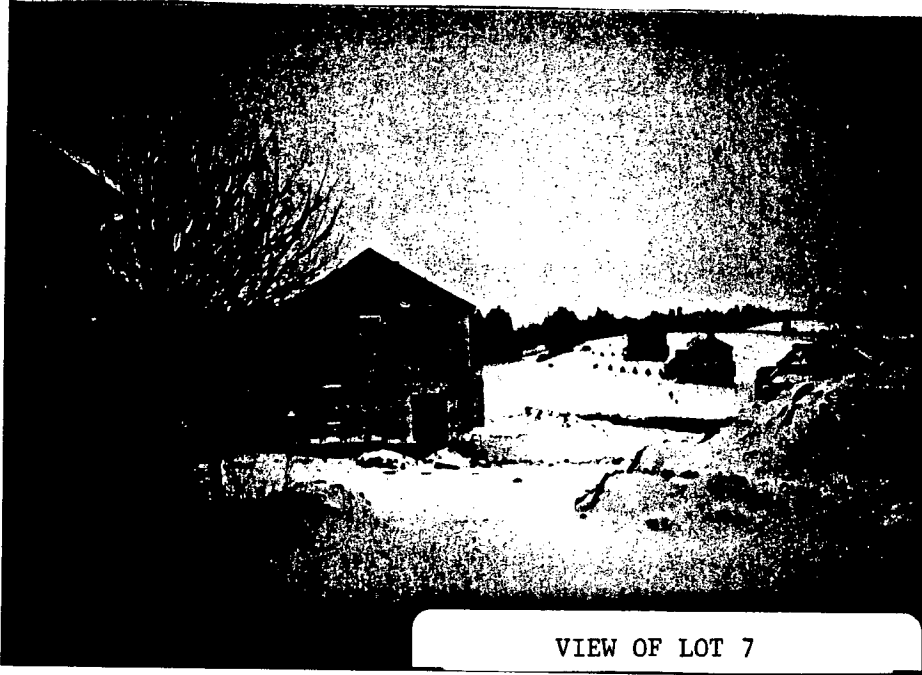


VIEW FROM PUBLIC ACCESS

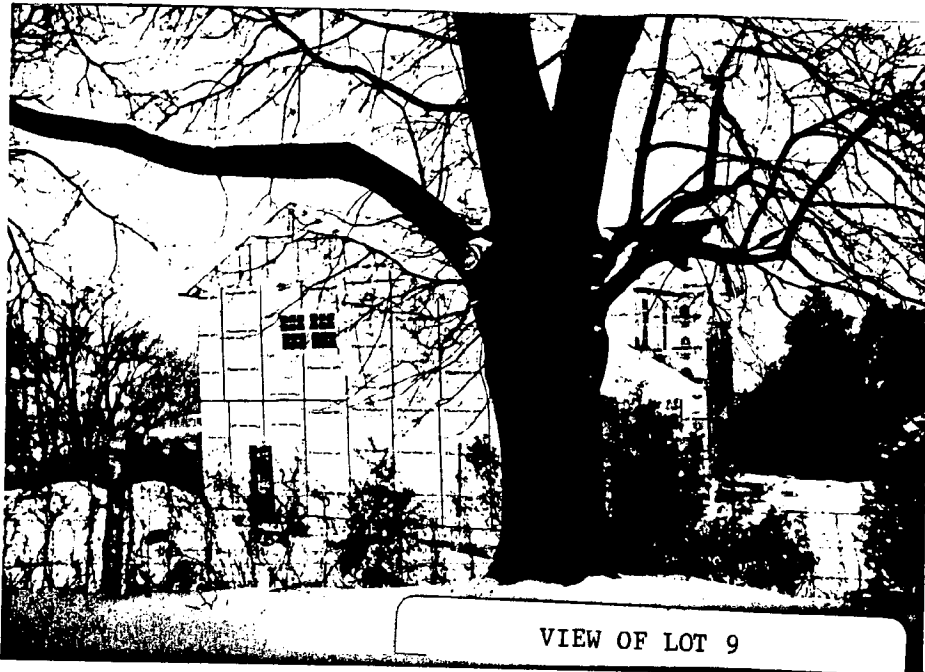
9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



9000 Brink Road, Lot 8 Fertile Meadows  
.C. Small/C. Leonard

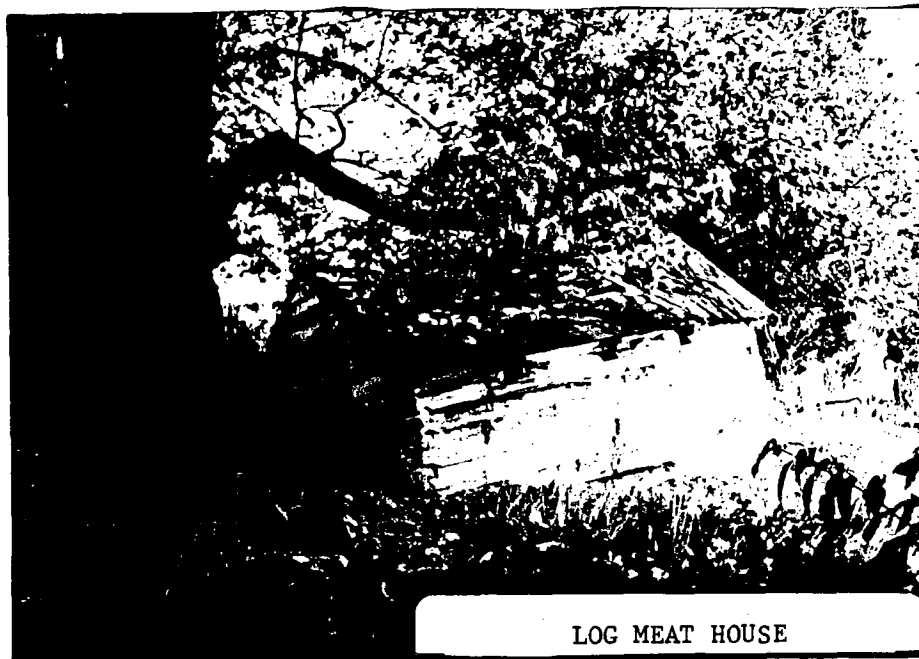
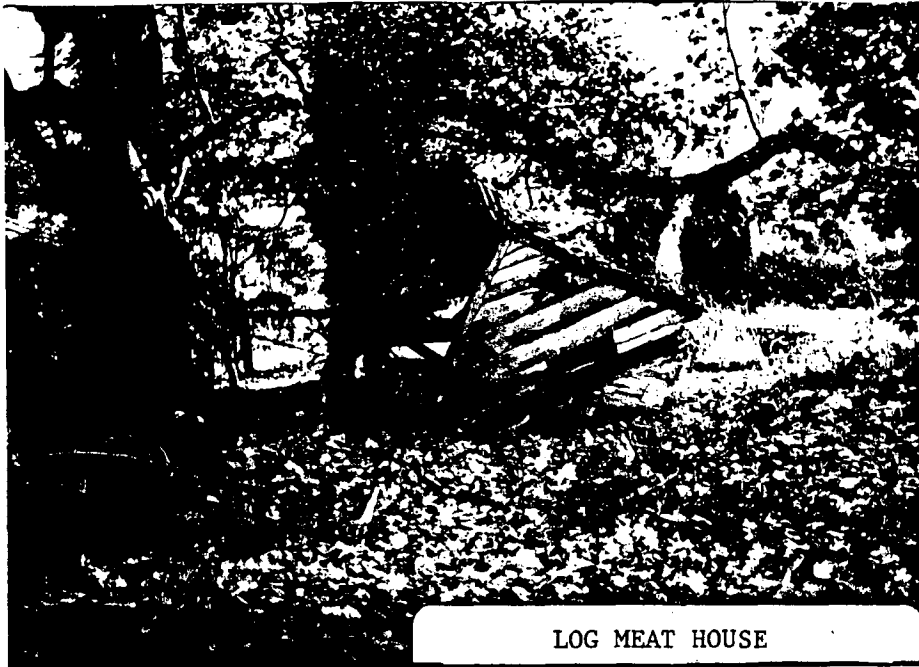


VIEW OF LOT 7



VIEW OF LOT 9

9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/S. Leonard





① Charles W. Small, Jr.  
9884 Main Street  
P.O. Box 46  
Damascus, MD. 20872

② Chris Leonard  
3362 N. Dickerson St.  
Arlington, VA.  
22207

applicants

③ Robert R. & C.A.S. Michael  
8921 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 3, Blk T, Goshen Estates)

④ Mark Moholt  
8908 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 6, Fertile Meadows)

⑤ Springbrook At Fertile Meadows  
15950 Derwood Road  
Rockville, Maryland 20855  
(8920 Brink Road, Lot 7, Fertile Meadows)  
(9010 Brink Road, Lot 9, Fertile Meadows)

⑥ William R. Gorman Jr.  
15901 Green Meadow Road  
Gaithersburg, Maryland 20879  
(All remaining lots in Fertile Meadows)

adjacent  
owners

⑦ Jeff + Jan Merkin  
8820 Huntmaster  
Gaithersburg, MD. 20882

interested  
party

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9000 Brink Road	Meeting Date: 03/23/94
Resource: Fertile Meadows ( <u>Master Plan Site #14/59</u> )	HAWP:Alterations/Addition
Case Number: 14/59-94A	Tax Credit: Yes/Partial
Public Notice: 03/09/93	Report Date: 03/16/94
Applicant: Charles W. Small, Jr. & Chris Leonard	Staff: Patricia Parker
PROPOSAL: Bathroom Addition/Repair/ Rebuild smokehouse	RECOMMEND:Approval w/ condition(s)

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This application follows a preliminary consultation before the Commission on February 23, 1994 on a proposal to build a two story 12' by 20' rear addition, rebuild the smokehouse, build a picket fence around the cemetery and replace missing features on Master Plan Site #14/59, Fertile Meadows (copy attached). This work is proposed as part of the applicants' intent to fully restore the 1790's frame and brick farmhouse and use the property as a residence.

Fertile Meadows, a property formerly associated with the Riggs family, contains 3.3 acres including a corncrib/barn, meat house and family cemetery. It was just recently purchased by its present owners, Charles W. Small, Jr. and Chris Leonard.

At the preliminary consultation, Commissioners recommended that the applicants provide more detailed drawings in order that the HPC could carefully review the proposal to add a two story addition at the rear of the property. Commissioners felt a two-story addition is possible; but it should occur below the existing roofline with minimal alteration to the rear facade.

The Commissioners felt they could not approve a new dormer on the front facade, as this would be a historically undocumented change to a Master Plan Site. They also felt that existing windows should be repaired; not replaced. The Commissioners would require a fence to be installed - to mark and preserve the existing cemetery. The roofing material may be cedar shakes rather than metal. Many of the other proposed improvements were of a nature that a HAWP would not be required. The applicants were informed that they did not need an approved HAWP to perform ordinary maintenance or to replace existing historic fabric with **exactly matching materials**.

At an earlier meeting on July 7, 1993, the HPC discussed a subdivision proposal involving Fertile Meadows and forwarded certain recommendations to the Planning Board to provide protection for the property (copy attached).

#### STAFF DISCUSSION/BACKGROUND

Staff feels that this application should be approved. Staff applauds the applicants on their proposal to both restore the property and place it in immediate residential use. The applicants have expressed a desire to restore the property with care and attention deserving of a Master Plan Site. Staff feels that the overall concept of the addition and alterations are consistent with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the focus of the discussion of this application shall be with attention to detail.

The applicants propose a 12' x 20' rear block addition of wood clapboard to match the main house, two stories in height, to be tucked into the rear ell between the main house and wing. The proposed addition would be to ease existing difficult circulation patterns. The house presently has only one bath on the second floor. First floor guests must go through the dining room and kitchen and up the back stair to get to the bath. The drawings indicate the proposed use of half-round ogee type aluminum gutters, 3" round aluminum downspouts, wood clapboard siding and wood windows with 6/6 true divided light.

The proposal further includes a change in ceiling height in the master bedroom at the second level effected through combining and expanding two existing dormers on the rear elevation. Staff feels that the addition which occurs below the ridge of the main block and is continuous across the area enclosing the master bedroom is approvable. The drawing is a bit confusing - possibly because there is no valley indicated to show the area involving the changed dormers as an ell extension confined to the second floor of the two story addition. The applicants propose change to the dormers as a solution for a very low ceiling height in the master bedroom. The dormers would be clad in wood clapboard siding (matching the siding of the main block) with wood windows 6/6 true divided light.

The applicants indicate in the proposal the intent to match new windows in the addition with the existing windows. However, staff feels that it is important for the applicants to submit a manufacturer's sample of the proposed windows. Staff can then determine whether the windows are identical in size, configuration and muntin profile.

Likewise, staff feels that the proposal to replace any other windows in the structure requires submission of specifications and a manufacturer's sample. Repair of existing fabric is preferable; rather than replacement. Staff needs to know, window-by-window, what the applicants propose for alteration. Staff sug-

gests that the applicants submit a plan to include a window schedule with each window numbered. The window schedule would list the proposed treatment keyed to the drawings.

The proposal indicates that the applicants intend to replace the barn windows. Repair of the windows should be attempted first. If the windows can not be repaired; then replacement may be necessary. Again, the applicants should submit specifications and a manufacturer's sample to determine compatibility.

The applicants have included in their application replacement of existing historic fabric with like kind materials, i.e. exterior wood and wood siding, wood window jambs, wood window shutters, ogee aluminum gutters, missing wood doors and barn boards. The applicants do not need an approved HAWP to replace the materials with **exactly matching** materials. Much of this work falls under ordinary maintenance. Staff is however pleased that the applicants have chosen to include a full report of all work proposed for the historic property.

As a note of caution, staff would recommend that the applicants confine the replacement of exterior wood and wood siding to only those boards that are beyond repair for both the main house and the barn.

The HPC discussed the change in existing roofing material with the applicants at the preliminary consultation. HPC Commissioners generally agreed that the house when built probably had a cedar shake roof; and not the corrugated metal roofing it has at present. Therefore the applicants' proposal to install a cedar shake roof can be approved.

The applicants propose rebuilding the masonry chimney at the end of the living room to conform to present building code requirements. Standard brick is proposed. Staff feels that the rebuilding of the chimney to the same height, cap design and built to match the other chimneys can be approved.

Staff feels that the 12' x 12' smokehouse can be rebuilt using photographic documentation and re-using any logs in good condition. In fact, some of the remaining logs may help to determine the building technique used to build the smokehouse at that time.

The proposed project does not indicate any grade changes or removal of live trees. The proposal does include a fence to enclose, mark and preserve the cemetery. Other than the rebuilding of the chimney and re-roofing, all change is confined to the rear of the property.

#### STAFF RECOMMENDATION

Staff feels that the proposed project does not affect the principal facade of Fertile Meadows. Staff feels that the appli-

cants have kept the proposed addition small and that it does not negatively impact on the historic site. Further, that there are no trees or landscape specimens involved in the proposal. Therefore, with the following conditions, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standards for Rehabilitation #1, #2, #3, #6, #9 and #10:

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;

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition(s):

1. The applicants should first attempt repair of the window jambs and window units. If windows and/or framing in any of the

structures are beyond repair, the applicant should submit specifications and actual manufacturer's window samples prior to approval of the application.

2. The applicants shall submit a window schedule indicating the proposed treatment for each window for all structures. This schedule should be keyed to the drawings.

3. The applicants shall attempt to first repair historic fabric - replacing only the clapboard and other siding that is beyond repair.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Charles W Small Jr.

TELEPHONE NO. 301-253-1554

Co-owner (Contract/Purchaser) Chris Leonard

(Include Area Code)

ADDRESS 9884 Mainst. PO Box 46 Damascus Md.

STATE md CITY \_\_\_\_\_ ZIP 20872

CONTRACTOR Joe + I construction

TELEPHONE NO. 301-953-2470

CONTRACTOR REGISTRATION NUMBER 12578

PLANS PREPARED BY Charles W Small Jr.

TELEPHONE NO. 301-253-1554

(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 9000 Street Brink Rd.

Town/City Gaithersburg Election District 1

Nearest Cross Street Goshen

Lot 8 Block \_\_\_\_\_ Subdivision Fertile meadows

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |  |                                  |                                      |                                 |   |                             |  |
|--|----------------------------------|--------------------------------------|---------------------------------|---|-----------------------------|--|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair    | Circle One: A/C                             | Slab                        | <input checked="" type="radio"/> Room Addition |
| <input type="radio"/> Wreck/Raze           | <input type="radio"/> Move       | <input type="radio"/> Install        | <input type="radio"/> Revocable | <input type="radio"/> Porch                 | <input type="radio"/> Deck  | <input type="radio"/> Fireplace                |
|  |                                  |                                      | <input type="radio"/> Revision  | <input type="radio"/> Shed                  | <input type="radio"/> Solar | <input type="radio"/> Woodburning Stove        |
|  |                                  |                                      |                                 | Fence/Wall (complete Section 4) Other _____ |                             |  |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peppo
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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

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

Chall Small Jr. \_\_\_\_\_ March 1, 1994  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9403030065 FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_



**ATTACHMENT 1: Written Description of Project**

**1a. Description of existing structures and environmental setting,  
including their historical features and significance:**

Fertile Meadows is an excellent example of a late 18th century farm house. The property is associated with the Riggs family, prominent in Montgomery County history.

In 1743 Benjamin Wallingford was granted the land upon which Fertile Meadows now sits, calling it "Benjamin's Square". Some years later the land was resurveyed and a mill was built where the road from Laytonsville to Clarksburg crosses Goshen Branch, providing the nearby town with its name, Goshen Mills. Joshua Pigman came into possession of a part of the Resurvey on Benjamin Square and it is believed that he built the Fertile Meadows house on the hill overlooking the mill sometime before 1792. In that year he sold the land, and improvements, and the house passed through several owners before being purchased by George Washington Riggs in 1819.

George Riggs was a self-made man. He started out as a silversmith in Georgetown and soon had a thriving business. In 1820, the year after he purchased Fertile Meadows, he had a license to be a storekeeper in Montgomery County, and eventually he moved to Baltimore where he became an exporter in the lucrative tobacco trade. He purchased several other large expensive tracts of land in the county.

Several other parties owned Fertile Meadows before the Counselmans bought it in 1934. Lee Counselman had been a finance expert in Detroit and had helped organize several auto firms. Mrs. Counselman had been a fashion model.

Fertile Meadows in 1934 had been spared the threat of "modernization" and the Counselmans successfully retained its primitive atmosphere while making the house livable.

The name "Fertile Meadows" came from a small tract which made up part of the original farm.

The house is a one-and-one-half story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the east end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing, and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double hung sash. The steep "A" roof is broken by three dormer windows on the main facade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides, there is a fascia with a wide bead.

The brick section has a two-bay facade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.

In plan, the brick wing is one room with a corner boxed staircase. The mantel has been removed. The second floor has been divided into several rooms; all have simple detailing.

The main house has a central hall with flanking parlors. The east room is divided from the hall by a vertically beaded board partition along which the staircase rises. The boarding continues around the east room as wainscoting. The fireplace has a jack arch over the opening; a molding surrounds the opening and above is a shelf with a bed molding. To the north of the fireplace is an open cupboard with butterfly shelves and an enclosed cupboard.

The west room has a plaster partition wall. The room is plastered, with a chair rail. The fireplace has a wood surround with a molding around the outside edge. The frieze is plain; the shelf has a deep bed molding above a row of fretwork. The corner posts and plates are exposed in this room as well as the hall and east room; the posts and plate have a quirked bead on the exposed edge.

On the second floor, there are two rooms on either side of the hall. The partition walls are vertical beaded boards. The east room has a small fireplace; the west room none. The door to the west room is six panelled and the walls plastered. The east room has a door of three beaded boards. The mantel shelf is attached to the wall. The chair rail is a double beaded board with an astragal in the center. The door frames are moldings applied to the partition walls.

Doors throughout the house have six raised panels and iron hardware. Hinges are rat-tail in the main rooms, H or HL for the secondary rooms and

(b)



1b: General Description of project and its impact on the historic resources and environmental setting:

Description:

- ✓ Replace deteriorated exterior wood and siding with like kind.
- ✓ Replace deteriorated chimney on far right of house to meet inspection standards. (An inspection revealed this structure does not meet fire safety standards.)
- ✓ Replace broken and missing windows and deteriorated window boards with like kind.
- ✓ Replace window shutters with like kind, wooden shutters. Currently, some shutters are missing and those remaining are in poor repair.
- ✓ Replace deteriorated gutters with like kind.
- ✓ Replace missing doors with wooden doors in keeping with the historic nature of the house. Currently temporary doors and boarding are in place for security purposes.
- ✓ Replace current roof with cedar shake roofing to restore it to its original state of existence.
- ✓ Extend the roof line on the backside of the house (interior of "L" shape) in order to connect previous additions, improving the continuity and flow both of the home's exterior and interior. The proposed addition is a two story, 12W x 20L foot extension which would allow accessibility to areas of the house on the first and second floor and accommodate a half bath on the first floor and a full bath on the second floor. Currently there is no bath on the first floor and no bath designated for the two bedrooms located on the second floor. (See drawings.)
- ✓ Extend backside roof line between two existing dormer windows located on the second floor to add continuity with the proposed extension.
- ✓ Rebuild smokehouse as closely as possible to its original structure.
- ✓ Replace barn windows and boards.

Impact:

The proposed project does not affect the frontage or facade of the property. Therefore, the only impact on the site will be a cosmetic improvement of its appearance. As the attached drawings show, it is our goal to restore this property to its most optimum state, while improving the continuity and flow of the home. Previous additions currently restrict accessibility to many areas, limiting its liveability.

**ATTACHMENT 2: Statement of project intent**

**2a. Proposed design in terms of scale, massing, materials, details:**

We are proposing a 12' x 20' addition, two stories in height, to be tucked into the rear corner between the main house and rear wing and expansion of the dormers adjoining the addition area.

Proposed design of addition will not extend above existing roof lines. Addition will blend with existing house in materials and details. Addition will only be visible from rear of property and will not overwhelm the mass of the structure.

**2b. The relationship of the design to the existing resources:**

The size of the structure will only be increased by 15 percent to accommodate a 12 x 20 addition.

All work to be completed on the front facade of the property is cosmetic in nature and will not alter existing resources, with the exception of the cedar shake roof which will restore the roof to its original appearance.

The project will not be visible from the front of the existing structure.

The addition is designed to increase the continuity of the home and will resolve the problem with bathroom usage.

**2c. The way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24)**

The proposed work conforms to all related requirements of the Ordinance.

**ATTACHMENT 3: Project Plan** (see site plan) Page 5A of drawings.

**ATTACHMENT 4: Tree Survey**

There are no trees within the project area.

**ATTACHMENT 5: Design Features (see drawings)** Pages 5B, 5C & 5D

**ATTACHMENT 6: Facades (see drawings)** Pages 5E & 5F

**ATTACHMENT 7: Materials Specifications** (for addition and roof)

Wood clapboard siding  
Stone veneer on foundation  
Half round O.G. type aluminium gutters  
Wooden true divided light windows and door  
Roofing material to be cedar shakes  
Wood facias, soffits, corner boards and crown molding

**ATTACHMENT 8: Photos of Resources (see photos)**

**ATTACHMENT 9: Photos of Context (see photos)**

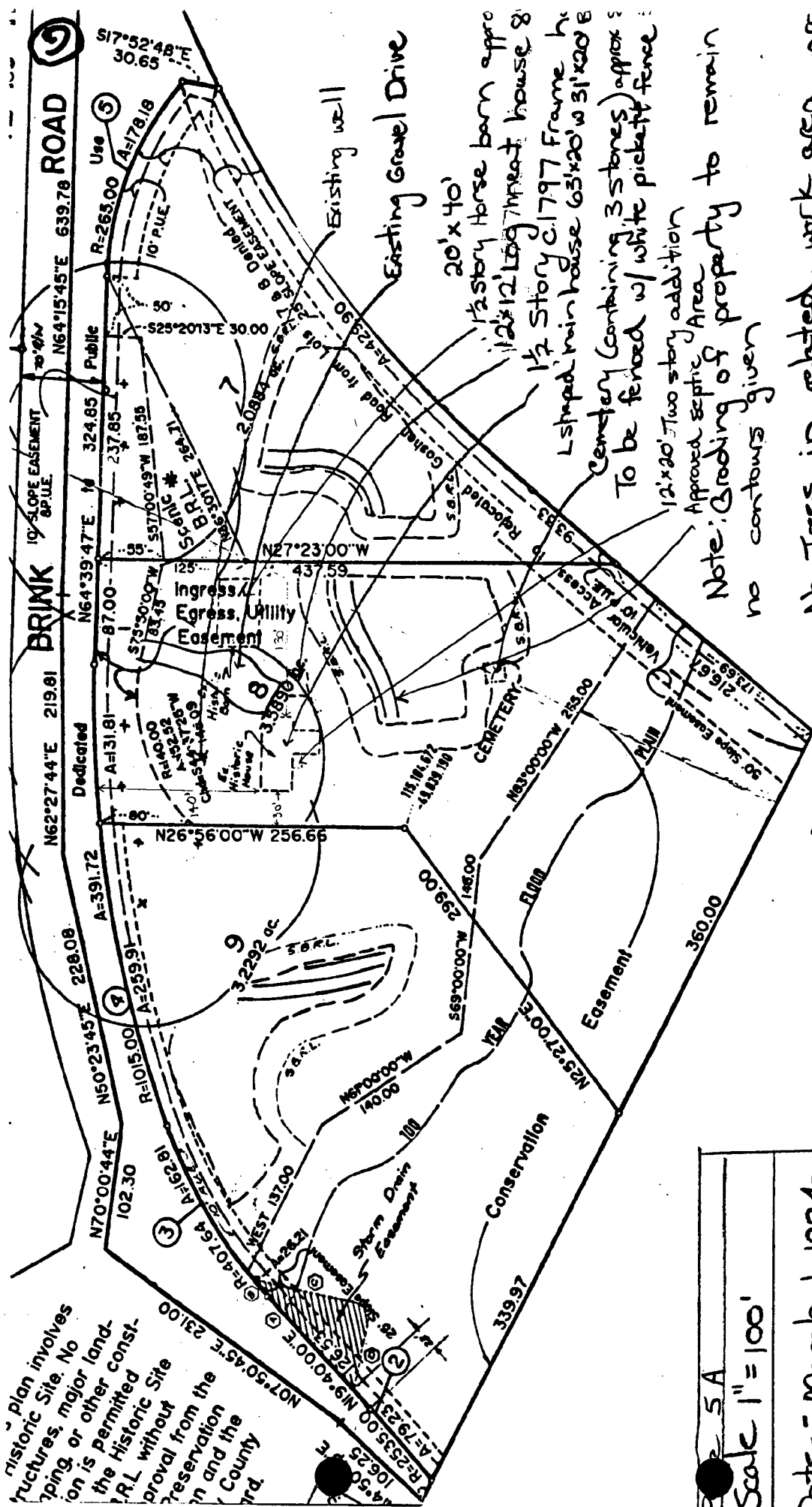
**ATTACHMENT 10: Addresses of Adjacent Property Owners**

Robert R. & C.A.S. Michael  
8921 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 3, Blk T, Goshen Estates)

Mark Moholt  
8908 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 6, Fertile Meadows)

Springbrook At Fertile Meadows  
15950 Derwood Road  
Rockville, Maryland 20855  
(8920 Brink Road, Lot 7, Fertile Meadows)  
(9010 Brink Road, Lot 9, Fertile Meadows)

William R. Gorman Jr.  
15901 Green Meadow Road  
Gaithersburg, Maryland 20879  
(All remaining lots in Fertile Meadows)



Plan involves  
 Historic Site. No  
 structures, major land-  
 using, or other land-  
 on is permitted  
 the Historic Site  
 P.R.L. without  
 approval from the  
 Preservation  
 in and the  
 County  
 Trd.

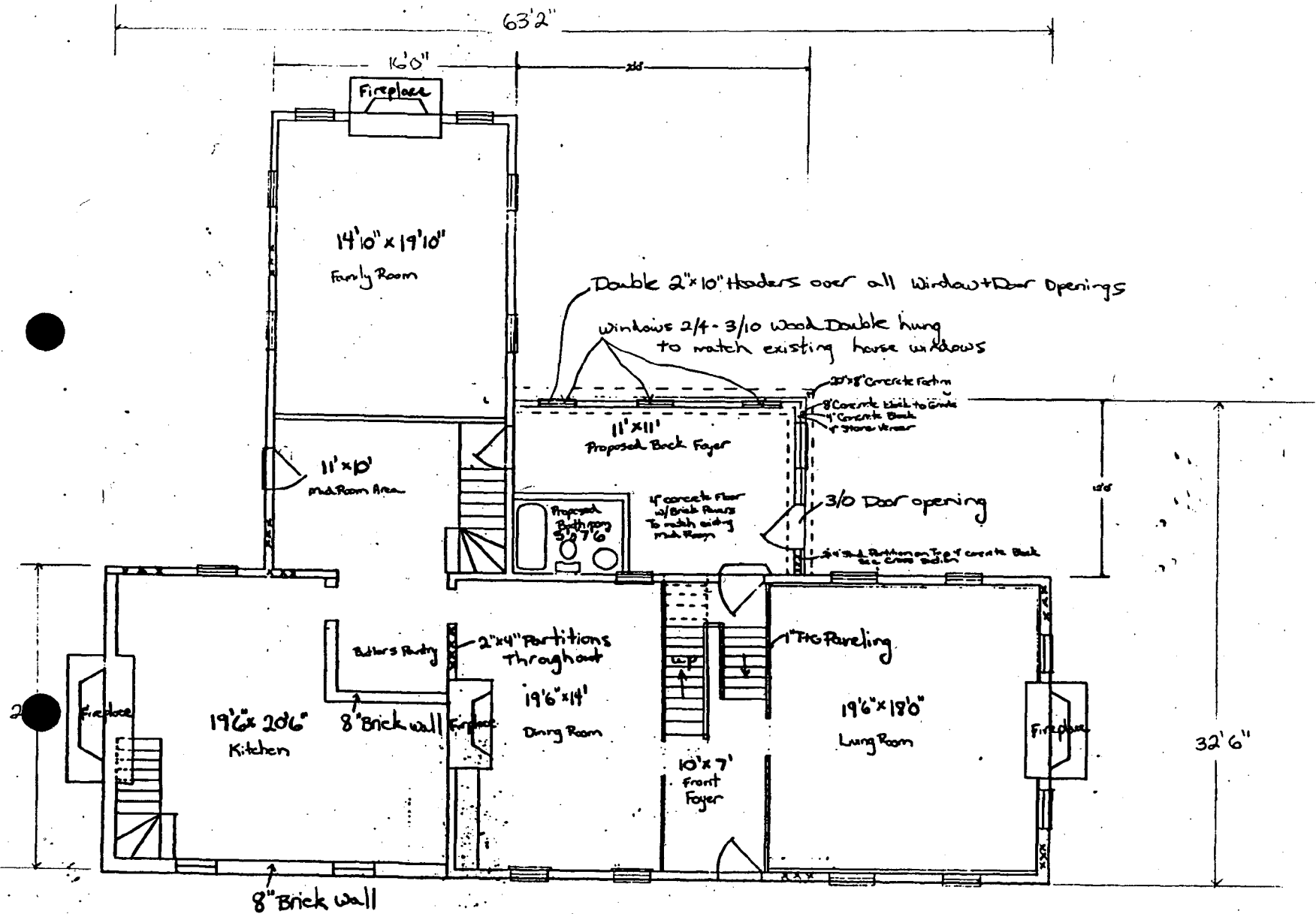
Plan 5A

Scale 1" = 100'

Date - March 1, 1994  
 Fertile meadows Brink Rd.  
 Charles W Small Jr.  
 9824 main st.  
 PO Box 46  
 Damascus md 20872

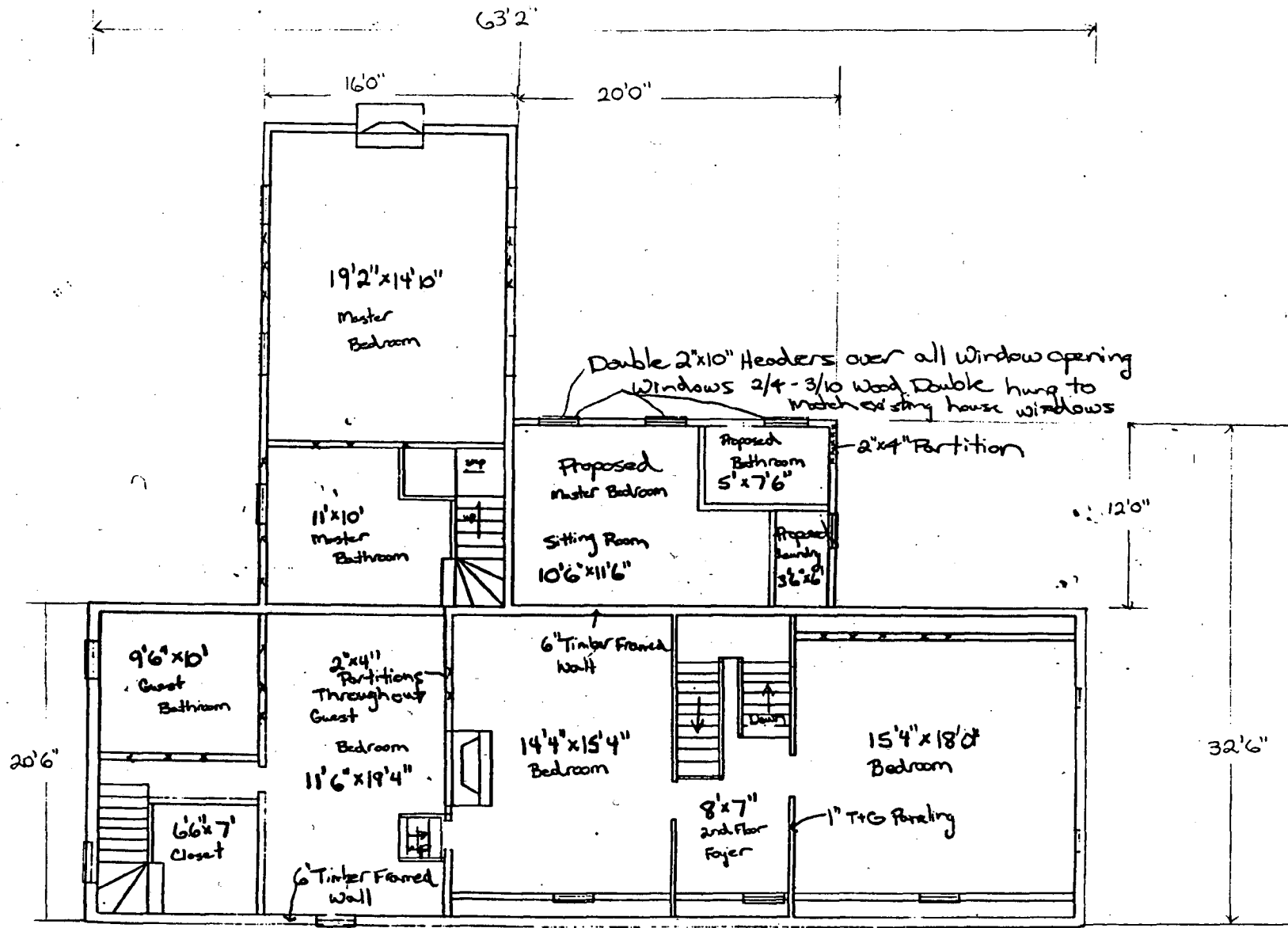
Note: Grading of property to remain  
 no contours given  
 No Trees in related work area pre





First Floor Plan

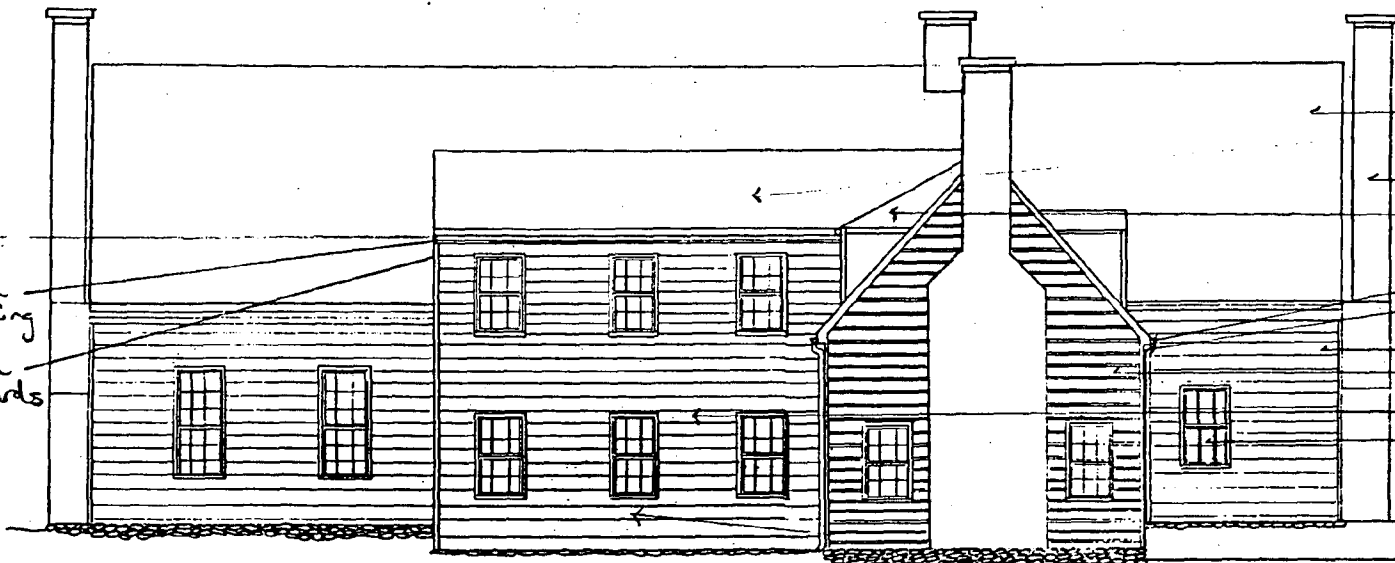
Page 58  
 Date March 11  
 Scale 1/4" = 1'0"  
 Fertile Meadows  
 Charles W. Sma  
 9884 main st.  
 PO Box 46  
 Damascus md



Second Floor Plan

Page 5C  
 Date Man  
 Scale 1/8" = 1'-0"  
 Fertile m  
 Charles W  
 9884 main  
 PO Box  
 Damascus

CG Type Gutter  
3 5/8" wood  
iron molding  
4x4 wood  
corner boards



Entire House to be covered with Cedar Shake  
Masonry Chimneys throughout  
Proposed Dormer Expansion

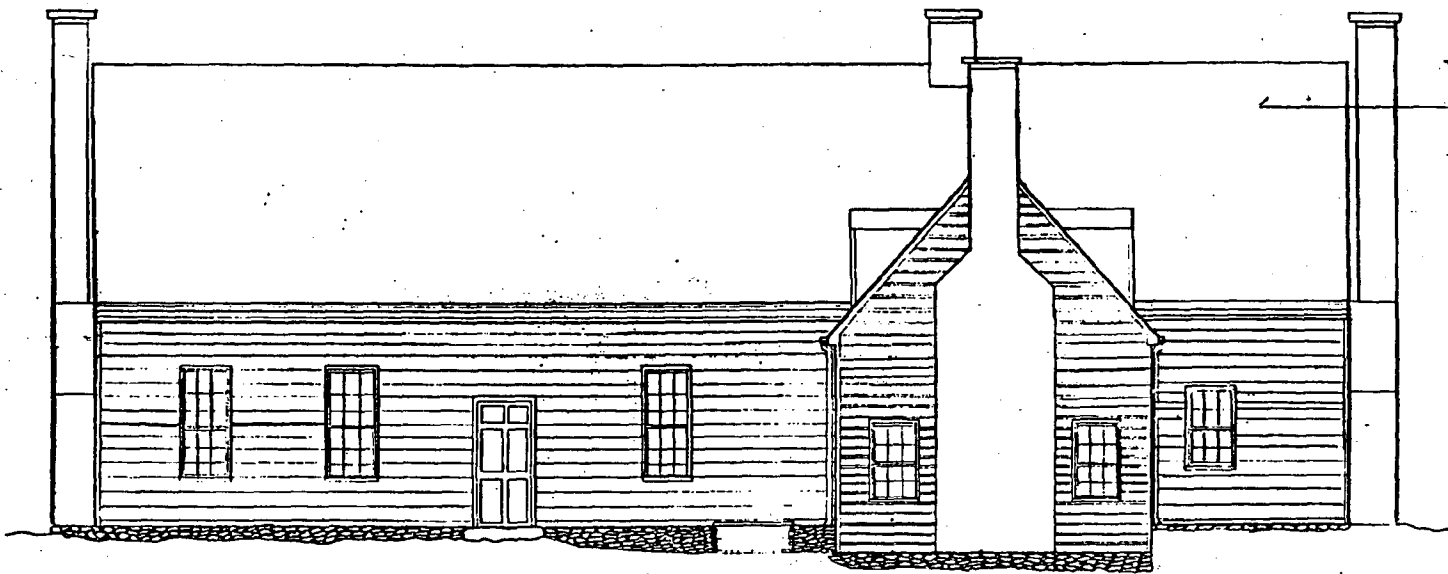
half round CG Type Aluminum gutters Thru  
3" Round Aluminum Downspouts Thru  
Main house wood clapboard siding  
Rear wing wood Dutchlap type  
Addition to have wood clapboard  
Entire house has wooden Tave Divid  
(Addition windows to match)

Exposed Stone Foundation

Proposed Addition

Proposed Rear Elevation  
with Addition

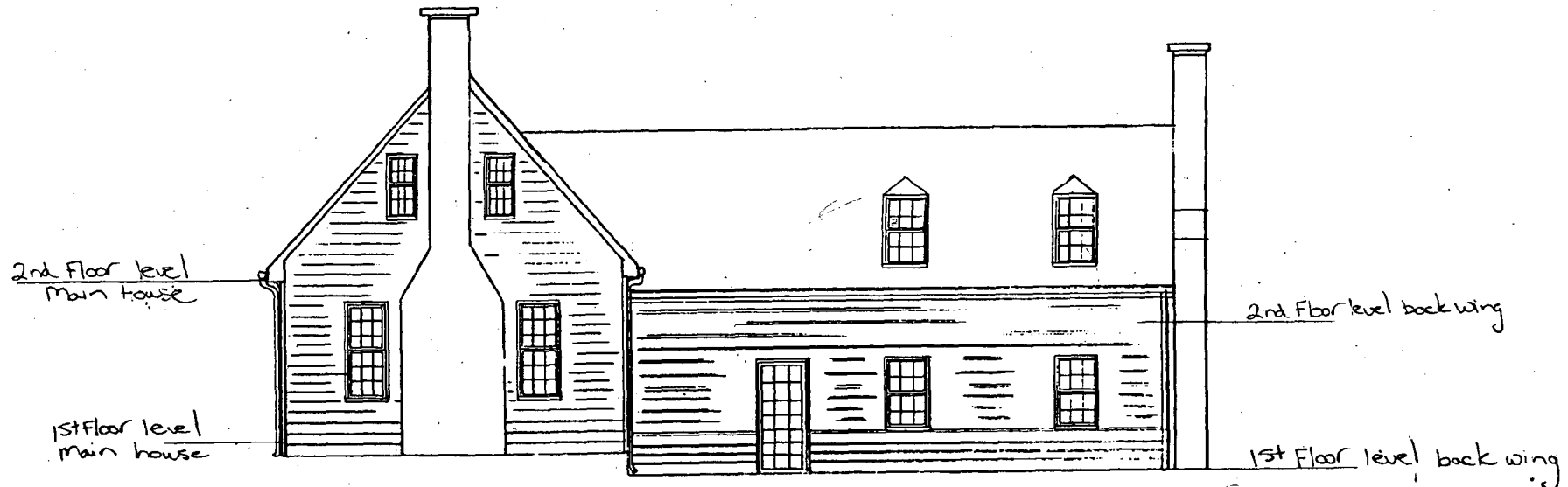
Existing Roof Cornice



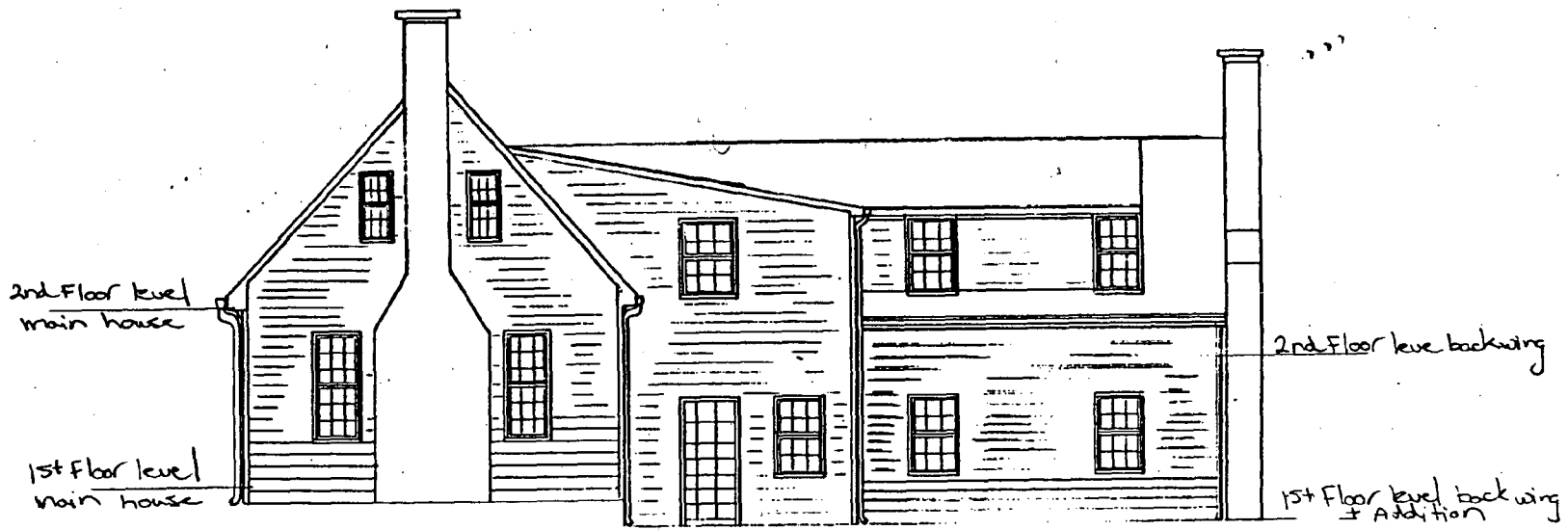
Existing Rear Elevation

Page - SE  
Date - March  
Scale 1/8" = 1'  
Fertile meadows  
Charles W Small  
9884 main st.  
PO Box 46  
Damascus md





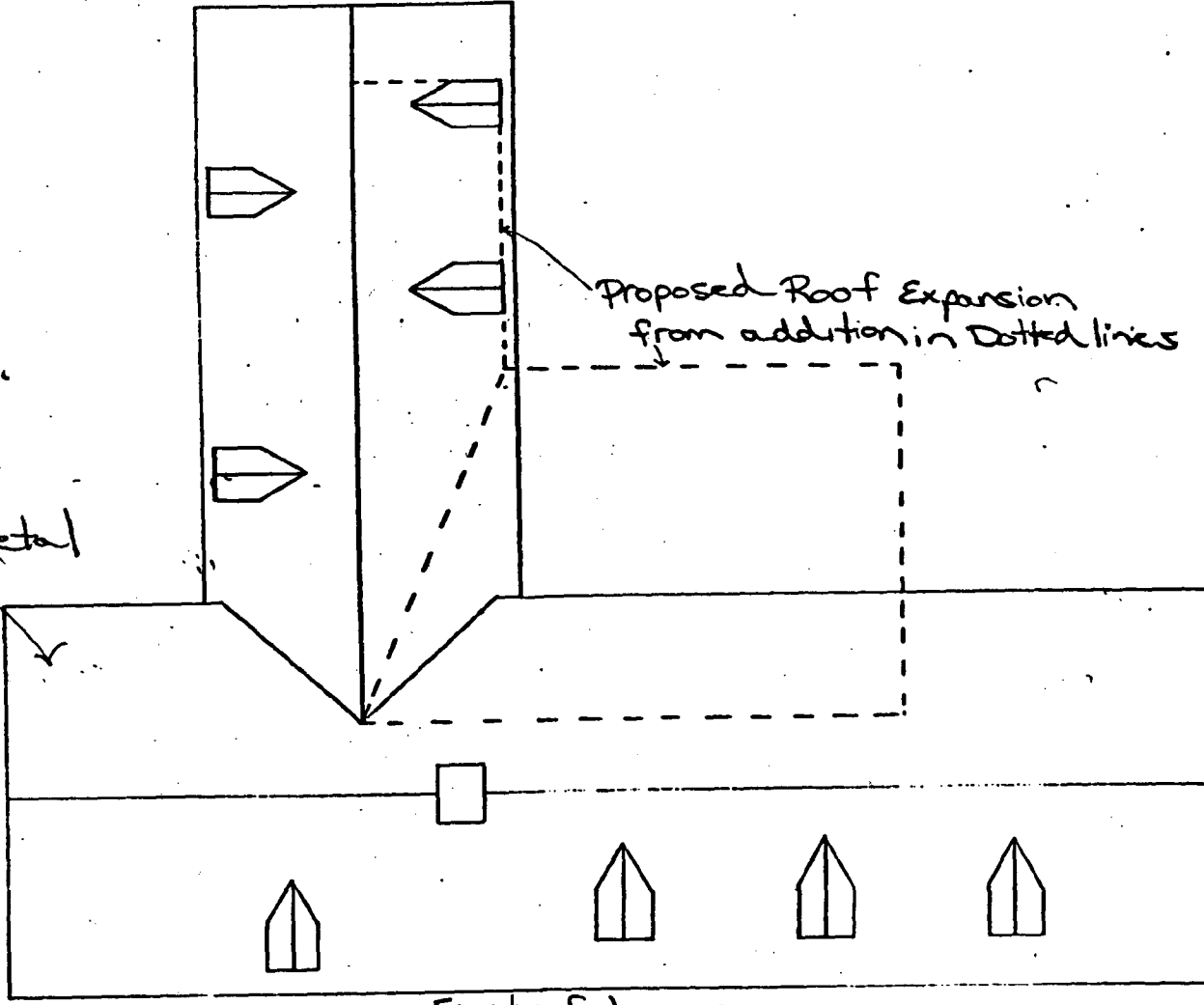
Existing Right Side Elevation



Proposed Right Side Elevation with Addition

Page 5F
Date March
Scale 1/2" = 1'-0"
Fertile Meads
Charles W. S. N.
9884 Main St
P.O. Box 46
Danvers, N.H.

Existing Roofing  
All Corrugated Metal  
To be changed to  
Cedar Shakes



Proposed Roof Expansion  
from addition in Dotted lines

Front of house

Roof Profile

Page
Date
Scale
Frnt.
Chrk
9884
POB
Demo

**SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT**

**REQUIRED ATTACHMENTS**

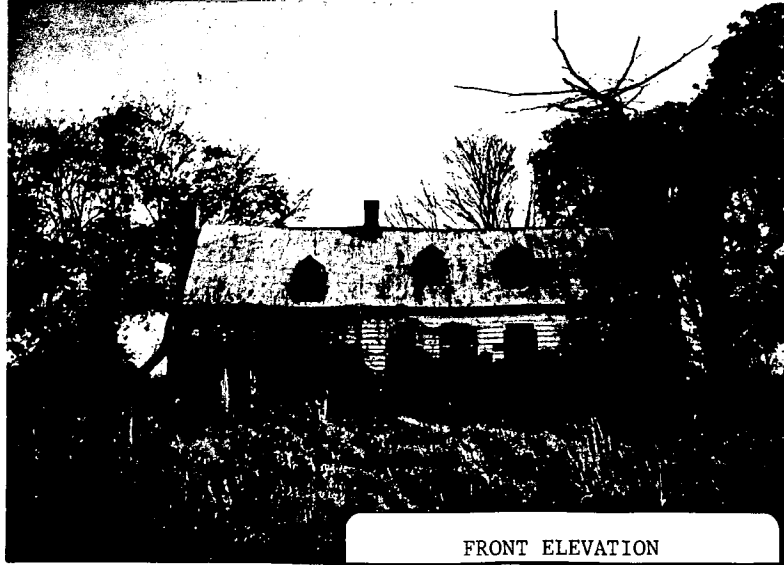
**PROPERTY:** 9000 Brink Road; Lot 8, Fertile Meadows Subdivision,  
per Plat Book 171 at Plat 19214

**OWNERS:** Charles Small, Jr. Chris Leonard  
(301) 253-1012 (301) 330-8982

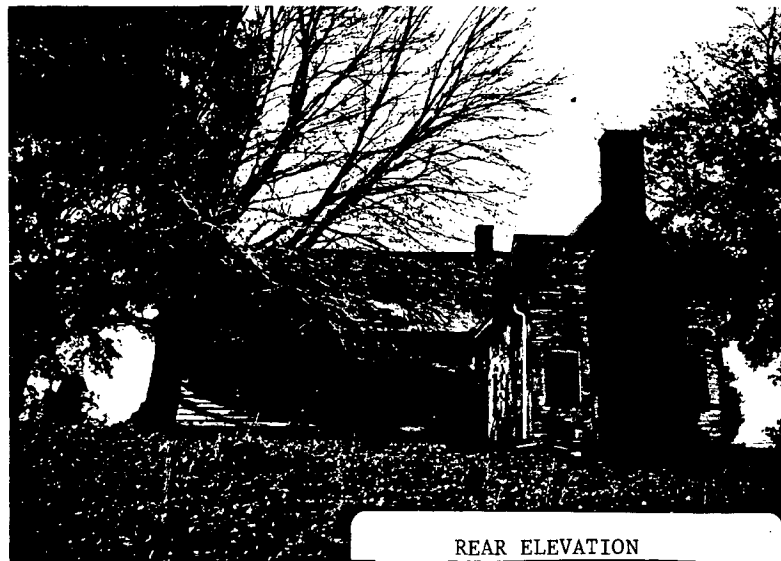
**Submitted: March 1, 1994**



9000 Brink Road, Lot 8 Fertile Meadows  
C: Small/C. Leonard



FRONT ELEVATION

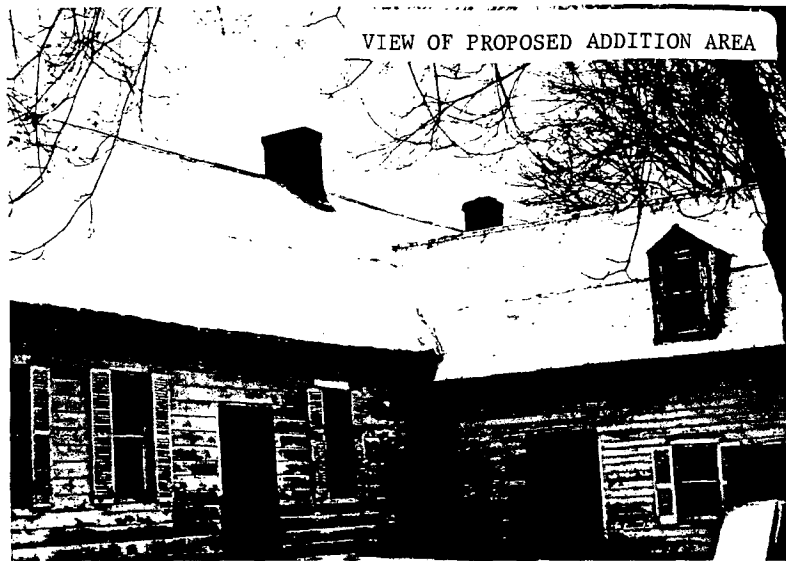
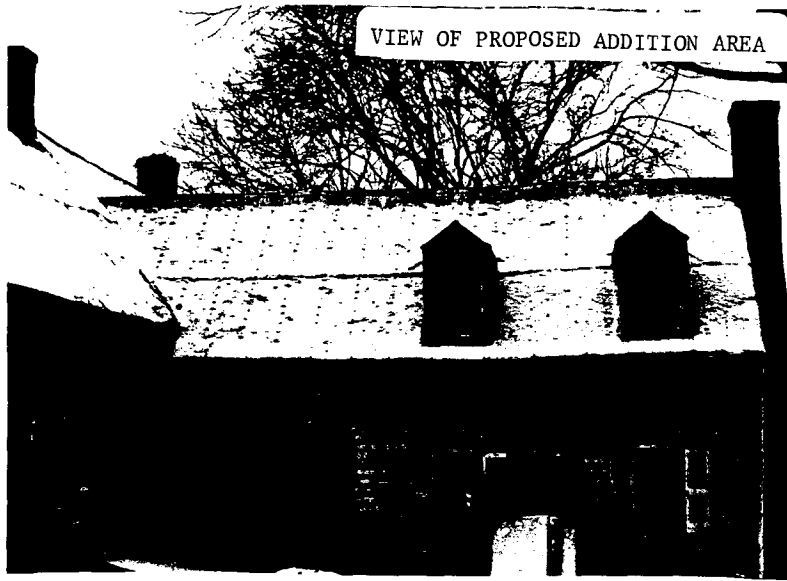


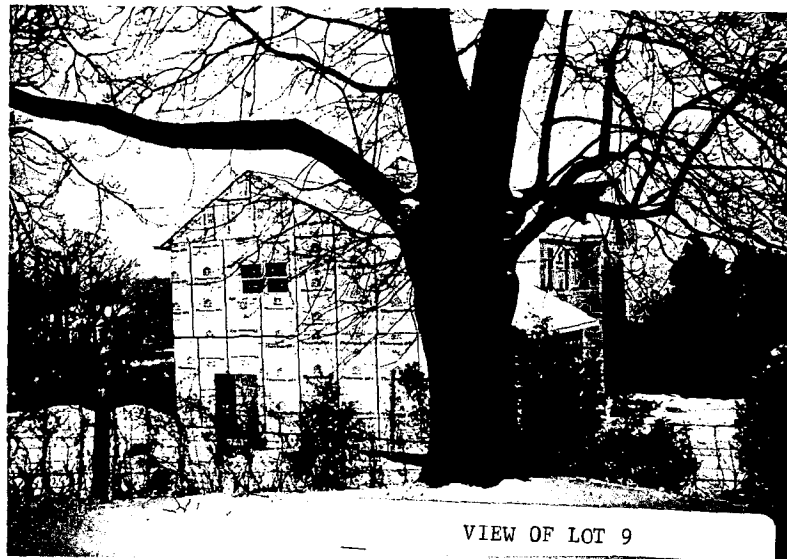
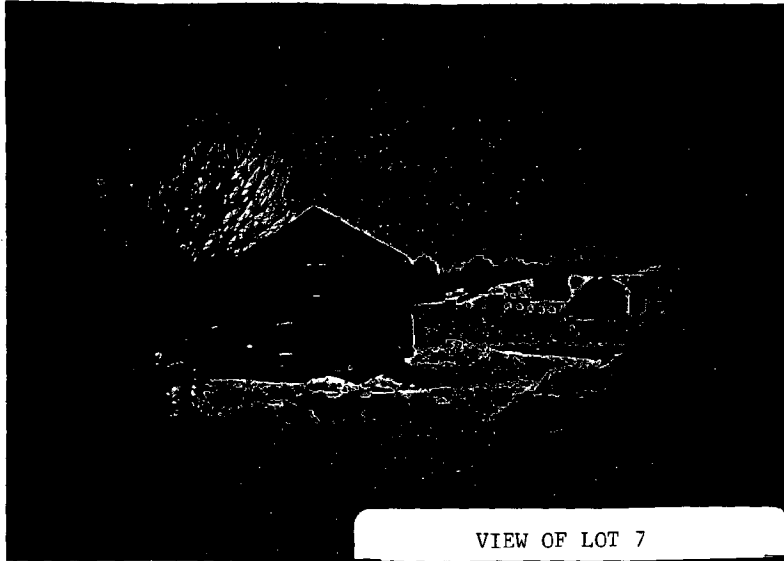
REAR ELEVATION

9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard

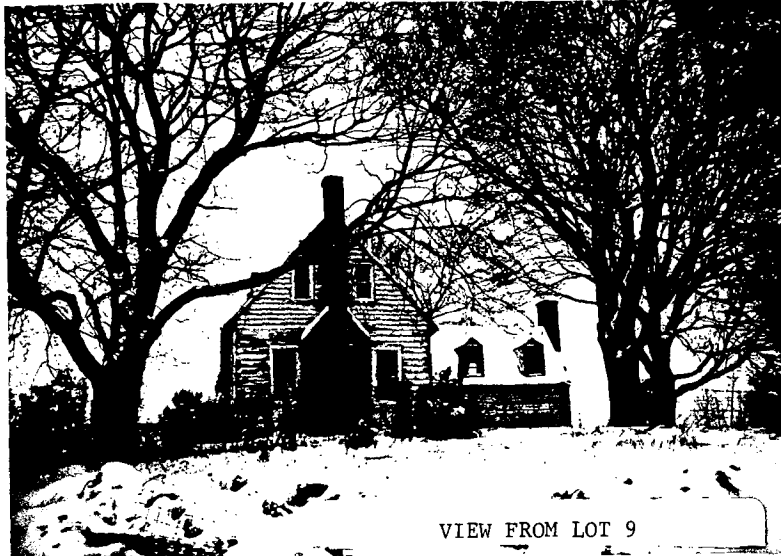




9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



VIEW FROM LOT 7



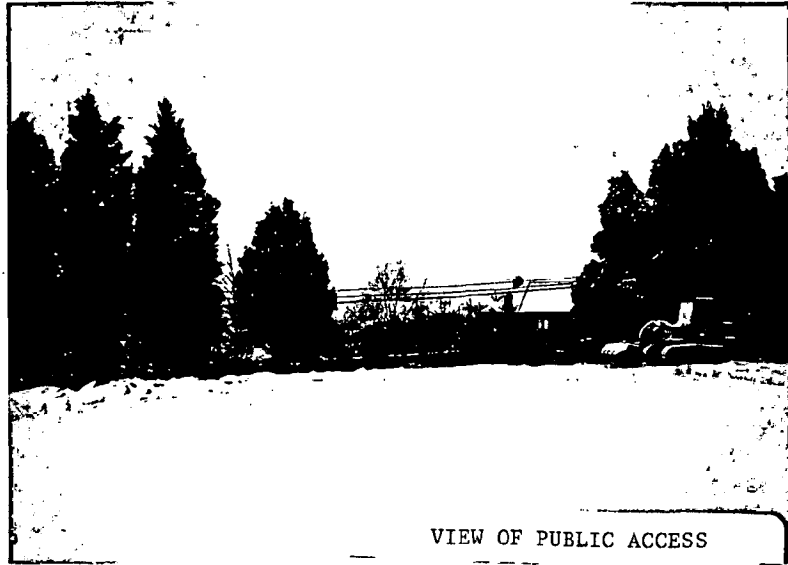
VIEW FROM LOT 9



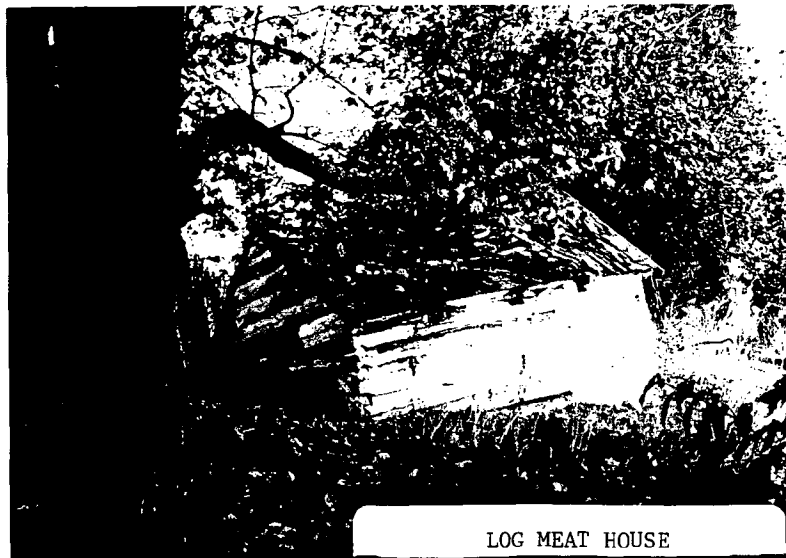
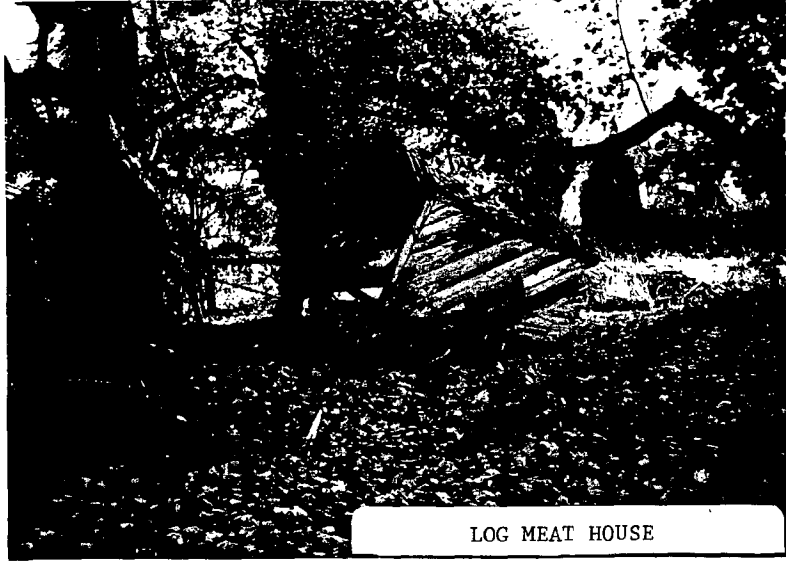
VIEW FROM PUBLIC ACCESS

(R)



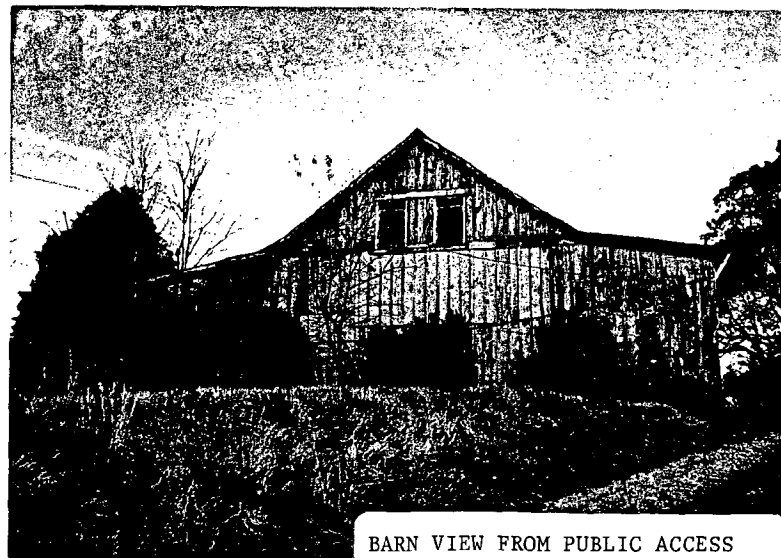


9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



T

9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9000 Brink Road	Meeting Date: 02/23/94
Resource: Fertile Meadows ( <u>Master Plan</u> Site #14/59)	Preliminary Consultation
Case Number: N/A	Tax Credit: Yes/Partial
Public Notice: 02/09/93	Report Date: 02/16/94
Applicant: Charles W. Small, Jr. & Chris Leonard	Staff: Patricia Parker
PROPOSAL: Addition/Alterations/ Rebuild smokehouse	RECOMMEND: Further study

---

This application is to obtain the Commission's recommendations on 1) the full restoration of Fertile Meadows (Master Plan Site #14/59); 2) a new rear ell-shaped addition; 3) the addition of a dormer window on the front facade; 4) a proposal for new landscaping; and 5) the rebuilding of a seriously neglected out-building - the smokehouse - to its earlier condition.

Fertile Meadows was just recently purchased by Charles Small, Jr. and Chris Leonard. It is a 1790 frame and brick house, formerly associated with the Riggs family. The property, of 3.3 acres includes a corncrib/barn, meat house and family cemetery.

The HPC discussed a subdivision proposal involving this Master Plan site on July 7, 1993 (copy attached). At that meeting, the HPC forwarded recommendations to the Planning Board to approve the subdivision proposal but with certain protections for Fertile Meadows. The HPC recommended that the subdivision proposal address the following concerns: 1) the environmental setting be enlarged to 3.3 acres for the main house and outbuildings; 2) protection of the vista of the main house through the creation of a building restriction line on an adjacent lot #3 3) protection of as many cedars as possible along the frontage of the property and the addition of cedars at the entrance to the driveway; 4) monitor the design of the new house adjacent to the property on Lot #1; and most importantly, post and protect all openings for the house and barn.

The applicants now seek the Commission's input on ways to protect and enhance the historicity of the property.

## STAFF DISCUSSION

Staff applauds the applicants for their immediate attention to the restoration of Fertile Meadows and its appurtenances. The applicants have listed various suggested improvements to the property. Staff considers many to fall under the category of ordinary maintenance. The applicants do not need an approved HAWP to replace roofs, gutters, trim, lights and exterior doors and windows with **exactly matching** materials. Nor does the applicant need an approved HAWP for ordinary maintenance.

However, other parts of the proposal do fall within the purview of this Commission's approval. They are:

One - Proposed addition and new dormer: The applicants intend to submit an HAWP for this property, with carefully prepared and detailed drawings to show the addition. However, for discussion purposes, the applicants want the Commission to inform them of parameters that should be considered in the building of an addition to the historic property.

Staff feels that a rear ell-shaped addition is possible for this property provided that the size and mass of the addition is appropriate. Another issue will be the evaluation of the proposed connection of new construction to the old. New work should be differentiated from the old.

The applicants submitted an outline showing the footprint of the structure including the proposed 22' wide by 12' deep two-story addition and the proposed dormer expansion. Note: Staff is very concerned about the applicants' proposal to construct a **two-story** addition. Staff feels that any new addition should be below the existing roofline - even though this addition is completely to the rear of the property.

Staff feels that the applicants should submit interior floor plans and full elevations of all building facades. These drawings should differentiate work proposed from the existing. Staff is reticent to recommend approval of the addition without this information.

Windows in the proposed addition should have a configuration similar to the existing structure. Materials should match the existing as closely as possible.

Two - Removal of a dead tree: The applicants must provide a letter from an arborist certifying that the tree is dead. If that information is provided, it will not be necessary for the Commission to review the proposal.

Three - Replacement of windows: The proposal to replace windows in a structure of this period requires close scrutiny. The proposed window unit must be the same in configuration and muntin profile and thickness. Windows should be wood double-hung

of true divided light set in wood framing. The configuration of the windows must be the same as the existing, in most cases, 9/9. They must be **exactly** the same as the 1790's windows.

The applicants propose to replace windows and openings with in-kind materials. Staff will require a sample window from the manufacturer for approval. Staff has included an ACHS Summary Form for description.

Four - New roofing: Staff feels that the roof may have been cedar shake. Staff will require the applicants to provide documentation. If such documentation is not available, then we encourage the owners to provide metal roofing. Staff reminds the applicants that tax credits are available for approved restoration efforts.

Five - Rebuilding the smokehouse: Staff is pleased to see within this proposal that the applicants have chosen to rebuild the smokehouse. The applicants have indicated their desire to find the appropriate species and proper sizes of logs to rebuild the structure. They have also researched log construction techniques. Staff is not certain whether the applicants intend to hire construction professionals or take on the task themselves.

Six - Landscaping proposals - The applicants should submit a landscaping plan, with schedules so that staff can evaluate any proposals for new plantings.

The applicants propose to replace missing boards and windows in the barn structure. Applicants have indicated to staff that they intend to replace in-kind. Therefore, no HAWP will be necessary to address this issue.

#### STAFF RECOMMENDATION

In the staff's judgement, the majority of the proposal is not problematic. Much of the proposal includes work for which no HAWP will be necessary. However, staff feels the proposal describing the two-story addition and the addition of a dormer window on the front facade requires further study. The staff would be pleased to review detailed plans and elevations with material specifications for these two projects.

Secondly, staff must be provided with a sample window unit from the manufacturer for approval of the proposal to replace the 1790's windows.

January 24, 1994

Ms. Patricia Parker  
Design Zoning and Preservation  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Ms. Parker:

This letter is written to request a preliminary hearing on February 9, 1994, for the restoration and renovation of the property located at 9000 Brink Road. The property is recorded as Lot 8 in the subdivision known as Fertile Meadows as per Plat Book 171 at Plat 19214.

As the attached proposed restoration/renovation activities and drawings show, it is our goal to restore this property to its most optimum state, while improving its continuity and flow. Previous additions currently restrict accessibility to many areas, limiting its liveability.

Thank you for your consideration in this matter. Please let us know if you have any recommendations or need more information.

Sincerely,

Charles Small, Jr.  
(301) 253-1012

Chris Leonard  
(301) 330-8982

Attachments

### **Proposed Restoration/Renovation Activities**

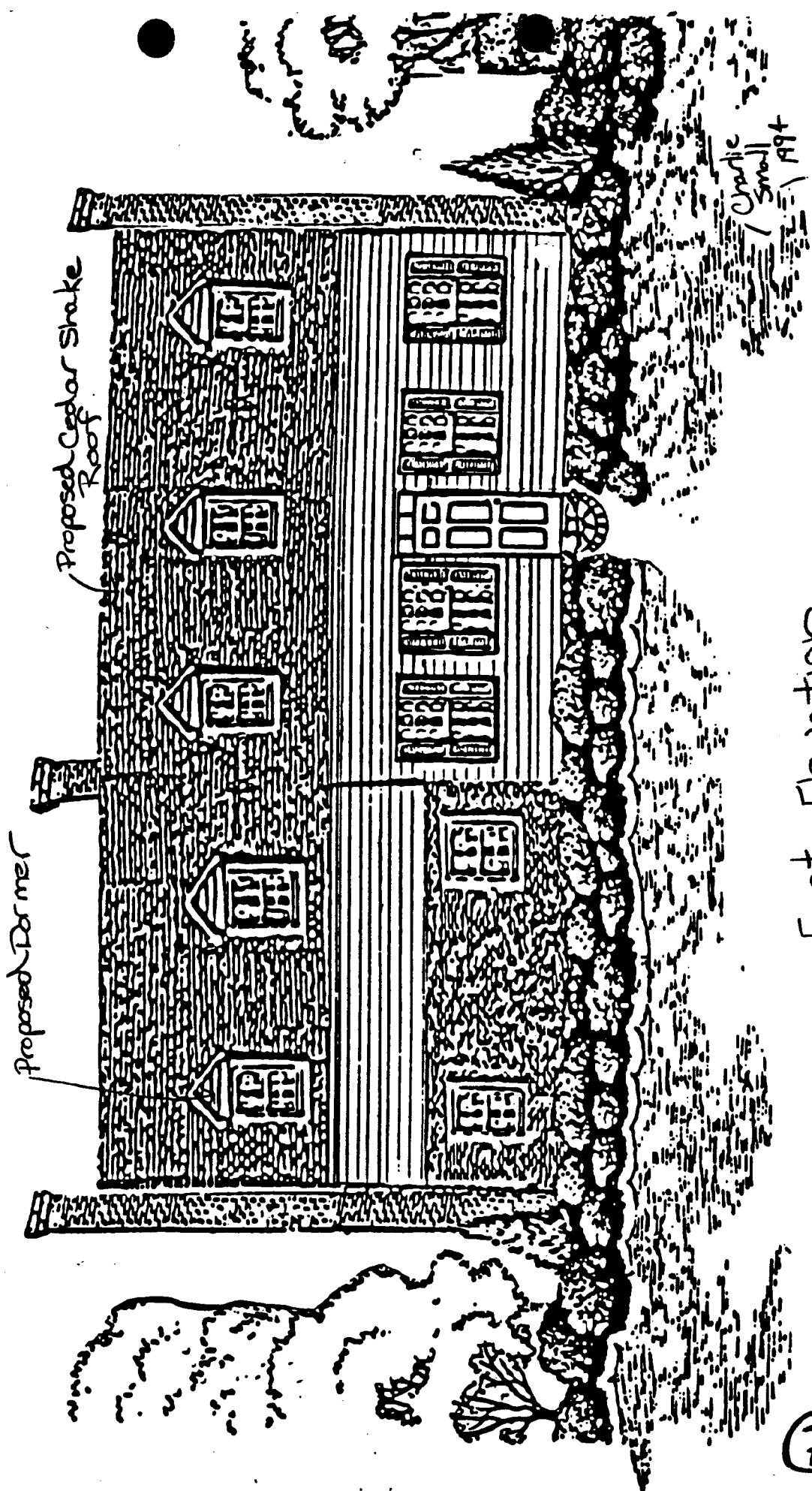
**Property:** 9000 Brink Road; Lot 8, Fertile Meadows Subdivision, per Plat Book 171 at Plat 19214

- Immediately remove a dead tree which is currently a hazard due to its proximity to the front of the house.
- Replace deteriorated exterior wood and siding with like kind.
- Replace deteriorated chimney on far right of house to meet inspection standards. (All chimneys were inspected, and this particular one was the only one that did not meet fire safety standards.)
- Replace windows and window boards with like kind. Several windows are broken and the wood is deteriorated in many areas. Replacement windows, while similar in appearance to the original windows, will provide improved insulation in the interest of energy conservation.
- Replace window shutters with like kind, wooden shutters. Currently, some shutters are missing and those remaining are in poor repair.
- Replace deteriorated gutters with like kind.
- Replace missing doors with wooden doors in keeping with the historic nature of the house. Currently temporary doors and boarding are in place for security purposes.
- Replace current roof with historic-type cedar shake roofing. We have been told that this particular home had a cedar shake roof at one time. The current tin roof is in need of repair, and we feel as though a cedar shake roof would add greatly to the preservation of the home to its most attractive state of existence.
- Extend the roof line on the backside of the house (interior of "L" shape) in order to connect previous additions, improving the continuity and flow both of the home's exterior and interior. The proposed addition is a two story, 12W x 22L foot extension which would allow accessibility to areas of the house on the first and second floor and accommodate a half bath on the first floor and a full bath on the second floor. Currently there is no bath on the first floor and no bath designated for the two bedrooms located on the second floor. (See drawing.)
- Extend backside roof line between two existing dormer windows located on the second floor to add continuity with the proposed extension. (See drawing.)



**Proposed Restoration/Renovation  
Property: 9000 Brink Road  
Page Two**

- **Add one dormer window to the far left of the front of the house which would match existing windows and provide improved continuity to the home's exterior.**
- **Install small shrubbery and landscaping to improve the appearance of the property.**
- **Rebuild smokehouse, as requested by the historical society.**
- **Replace barn windows and boards.**



Proposed Dormer

Proposed Cedar Shake Roof

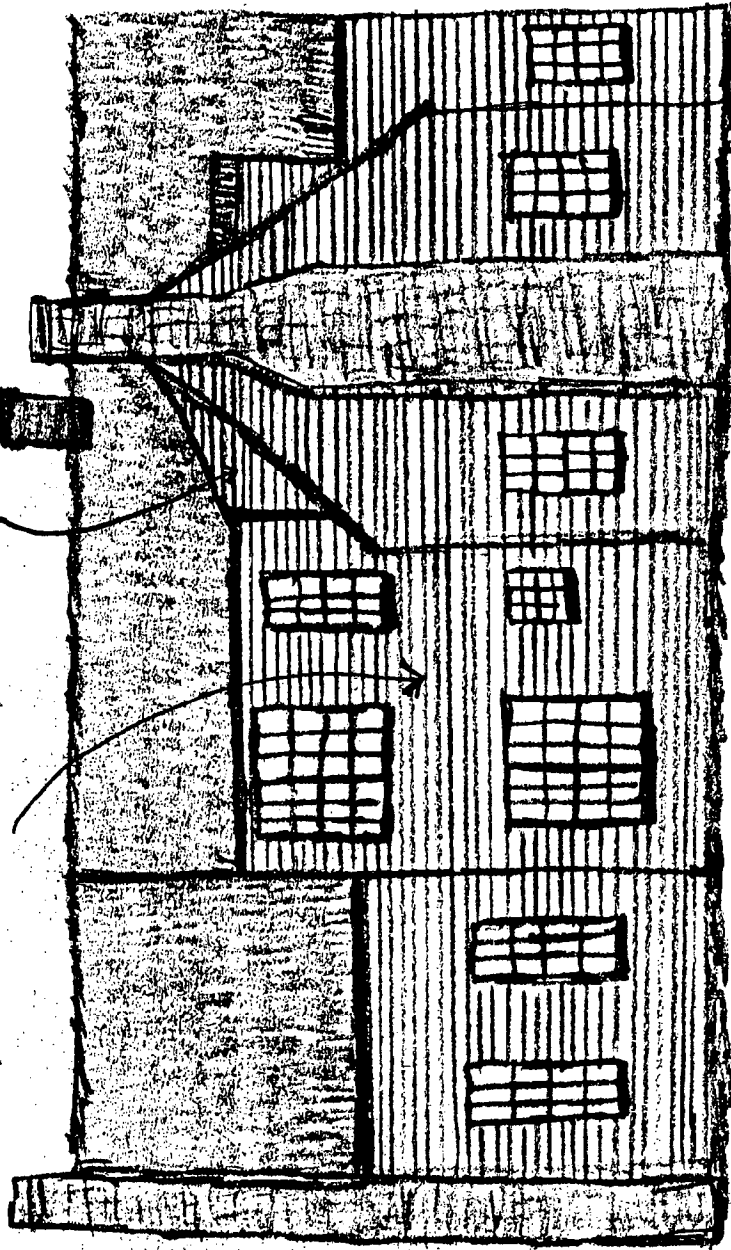
Charlie Small 1994

Front Elevation  
fertile meadows

7

Proposed Dormer Expansion

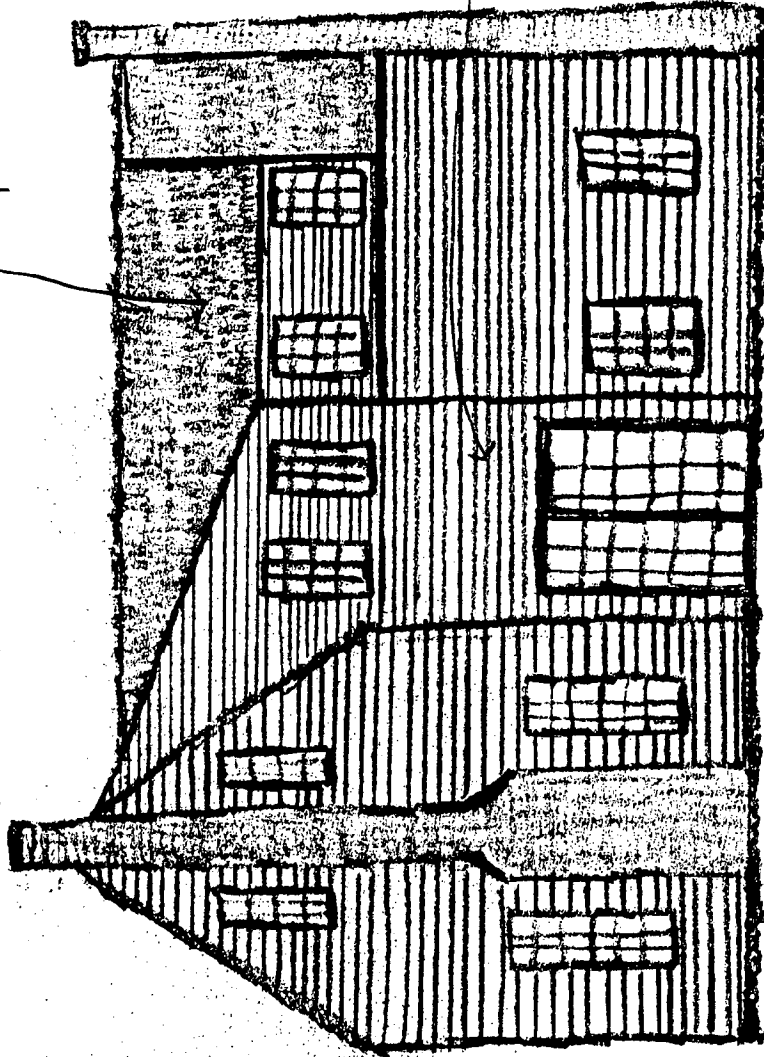
Proposed Addition



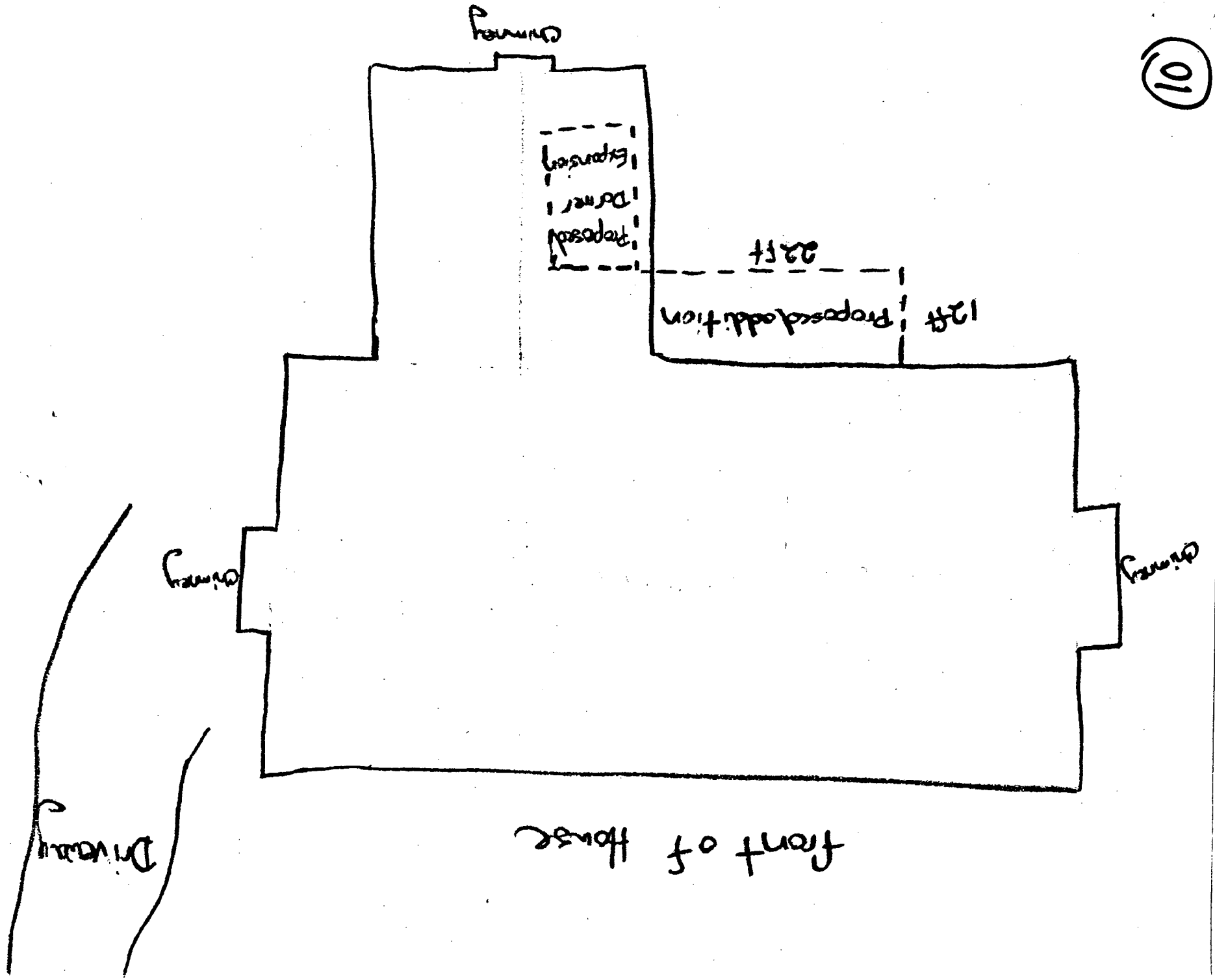
Rear Elevation

Proposed Dormer Expansion

Proposed Addition



Right Side Elevation



front of house

Garage

Driveway

Garage

12ft Proposed Addition

22ft

Expanded  
Dormer  
Proposed

Garage

ACHS SUMMARY FORM

1. Name: Fertile Meadows

2. Planning Area/Site Number: 14/59

3. M-NCPPC Atlas Reference: Map 8  
Coordinate C-10

4. Address: 9000 Brink Rd.  
Laytonsville, Md.

5. Classification Summary

Category building  
Ownership private  
Public Acquisition N/A  
Status occupied  
Accessible no  
Present use private residence

Previous Survey Recording MNCPPC  
Title and Date: Historic Sites Invent  
1976

Federal      State   x   County   x   Local   

6. Date: c. 1790

7. Original Owner: Joshua Pigman

8. Apparent Condition

a. excellent      b. altered      c. original site

9. Description: The house is a 1½ story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing, and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double-hung sash. The steep "A" roof is broken by three dormer windows on the main facade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides there is a fascia with a wide bead.

The brick section has a two-bay facade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.

Near the house is a small log smokehouse with an external brick smokestack. The gable ends have horizontal weatherboarding.

10. Significance:

The Fertile Meadows is an excellent example of a later 18th century farm house. The property is associated with the Riggs family, prominent Montgomery County history.

In 1743 a large tract was granted to Benjamin Wallingford and before 1792 Joshua Pigman bought the land and built a house on a hill overlooking a mill.

That year he sold the land. The house had several owners before being purchased by George Washington Riggs in 1819.

George Riggs was a self-made man. He started out as a silversmith in Georgetown and soon had a thriving business. In 1820, the year after he purchased Fertile Meadows, he had a license to be a storekeeper in Montgomery County, and eventually he moved to Baltimore where he became an exporter in the lucrative tobacco trade. He purchased several other large, expensive tracts of land in the county.

George gave his son Remus a small farm in 1859 and in 1864 sold him 60 acres, including Fertile Meadows. Remus farmed the land while selling off parcels, and in 1901 gave the remaining 60 acres to his wife. His son George sold the house in 1912. It changed hands several times before being bought by Lee Counselman, a finance expert from Detroit.

11. Researcher and date researched: Donald M. Leavitt/7/79 Mike Dwyer/Arch. I

12. Compiler: Gail Rothrock

13. Date Compiled: 10/79

14. Designation Approval:   H

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" 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 house is a one-and-one-half story structure, the west end of which is frame; the east end is brick on the first floor and frame above. At the east end is a one-story brick chimney with a free-standing stack. The frame section has an internal chimney where it adjoins the brick wing, and an external one-story chimney on the west end, with a narrow, free-standing stack. The frame section is five bays with a central doorway and a four-light transom. The windows are nine-over-nine double hung sash. The steep "A" roof is broken by three dormer windows on the main facade. The sheathing is clapboard and the cornice boxed with an ogee bed molding. On the gable sides, there is a fascia with a wide bead.

The brick section has a two-bay facade, and is a half level lower than the main house. The east bay was a door but has been altered into a window. There is one dormer on the north slope of the roof.

In plan, the brick wing is one room with a corner boxed staircase. The mantel has been removed. The second floor has been divided into several rooms; all have simple detailing.

The main house has a central hall with flanking parlors. The east room is divided from the hall by a vertically beaded board partition along which the staircase rises. The boarding continues around the east room with wainscoting. The fireplace has a jack arch over the opening; a molding surrounds the opening and above is a shelf with a bed molding. To the north of the fireplace is an open cupboard with butterfly shelves and an enclosed cupboard.

The west room has a plaster partition wall. The room is plastered, with a chair rail. The fireplace has a wood surround with a molding around the outside edge. The frieze is plain; the shelf has a deep bed molding above a row of fretwork. The corner posts and plates are exposed in this room as well as the hall and east room; the posts and plate have a quirked bead on the exposed edge.

On the second floor, there are two rooms on either side of the hall. The partition walls are vertical beaded boards. The east room has a small fireplace; the west room none. The door to the west room is six panelled and the walls plastered. The east room has a door of three beaded boards. The mantel shelf is attached to the wall. The chair rail is a double beaded board with an astragal in the center. The door frames are mouldings applied to the partition walls.

Doors throughout the house have six raised panels and iron hardware. Hinges are rat-tail in the main rooms, H or HL for the secondary rooms and a strap on the exterior doors. The floors are wide boards.

The wing to the south has been added by the present owners.

Near the house is a small log smokehouse with an external brick smokestack. The gable ends have horizontal weatherboarding.

# 8 SIGNIFICANCE

ADMINISTRATIVE

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 checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input 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 checked="" type="checkbox"/> OTHER (SPECIFY) Local Histor
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1790

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Fertile Meadows is an excellent example of a late 18th century far house. The property is associated with the Riggs family, prominent in Montgomery County history.

In 1743 Benjamin Wallingford was granted the land upon which Fertile Meadows now sits, calling it "Benjamin's Square". Some years later the land was resurveyed and a mill was built where the road from Laytonsvil to Clarksburg crosses Goshen Branch, providing the nearby town with its name, Goshen Mills. Joshua Pigman came into possession of a part of th Resurvey on Benjamin Square and it is believed that he built the Fertile Meadows house on the hill overlooking the mill sometime before 1792. I that year he sold the land, and improvements, and the house passed thr several owners before being purchased by George Washington Riggs in 181

George Riggs was a self-made man. He started out as a silversmith Georgetown and soon had a thriving business. In 1820, the year after h purchased Fertile Meadows, he had a license to be a storekeeper in Mont gomery County, and eventually he moved to Baltimore where he became an exporter in the lucrative tobacco trade. He purchased several other la expensive tracts of land in the county.

He gave his son Remus a small farm in 1859,<sup>3</sup> and in 1864 sold to hi for \$1 all 288 acres of "Goshen Farm and Mills", a parcel that included Fertile Meadows.<sup>4</sup> Although Remus owned the mills he did not run them a instead farmed. As he grew older he sold off pieces of the land until 1901 when he gave the remaining 60 acres to his wife in consideration o "her promise to take care of me and provide for me for and during my natural life".<sup>5</sup> After Remus' death his son George lived in the house b fore selling it in 1912.<sup>6</sup>

Several other parties owned Fertile Meadows before the Counselmans bought it in 1934. Lee Counselman had been a finance expert in Detroit had helped organize several auto firms. Mrs. Counselman had been a fash model.

Fertile Meadows in 1934 had been spared the threat of "modernizati and the Counselmans successfully retained its primitive atmosphere whil making the house livable.

The name "Fertile Meadows" came from a small tract which made up part of the original farm.

## FOOTNOTES:

1. Land Records of Montgomery County, Md., E/167, (4/13/1792).
2. Ibid., V/19, (11/13/1819).
3. Ibid., JGH 7/512, (8/30/1859).
4. Ibid., EBP 1/97, (2/19/1864).
5. Ibid., TD 17/195, (5/31/1901).
6. Ibid., 230/204, (10/15/1912).

CONTINUE ON SEPARATE SHEET IF NECESSARY

13





DF

Snap

No. 645

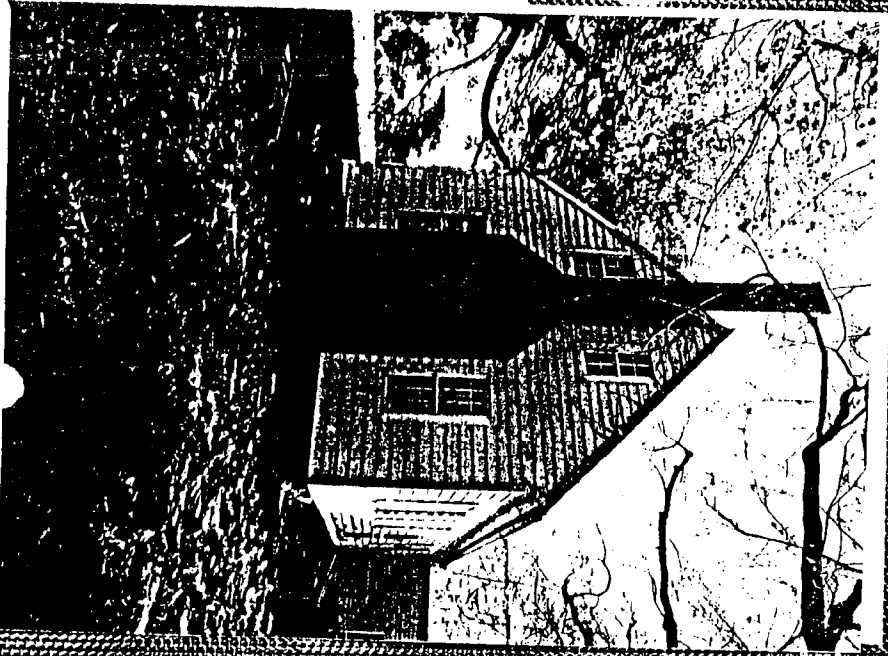


grandeur 3 1/2 x 5  
size 9 x 13 cm

FABRICUTAL CANADA  
MADE IN CANADA



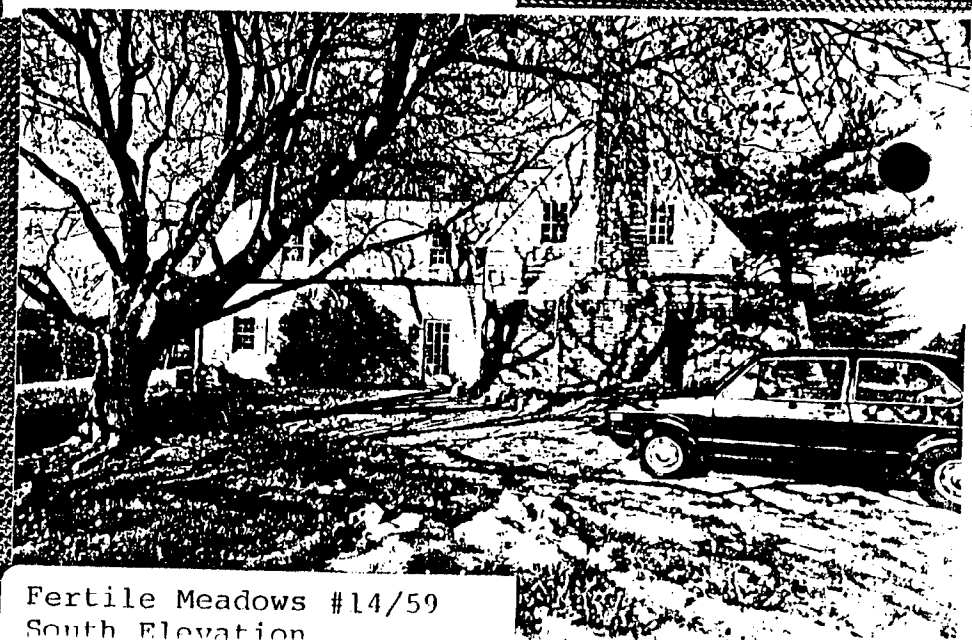
Fertile Meadows #14/59



Fertile Meadows #14/59  
North & West Elevations



Fertile Meadows #14/59  
& South Elevations



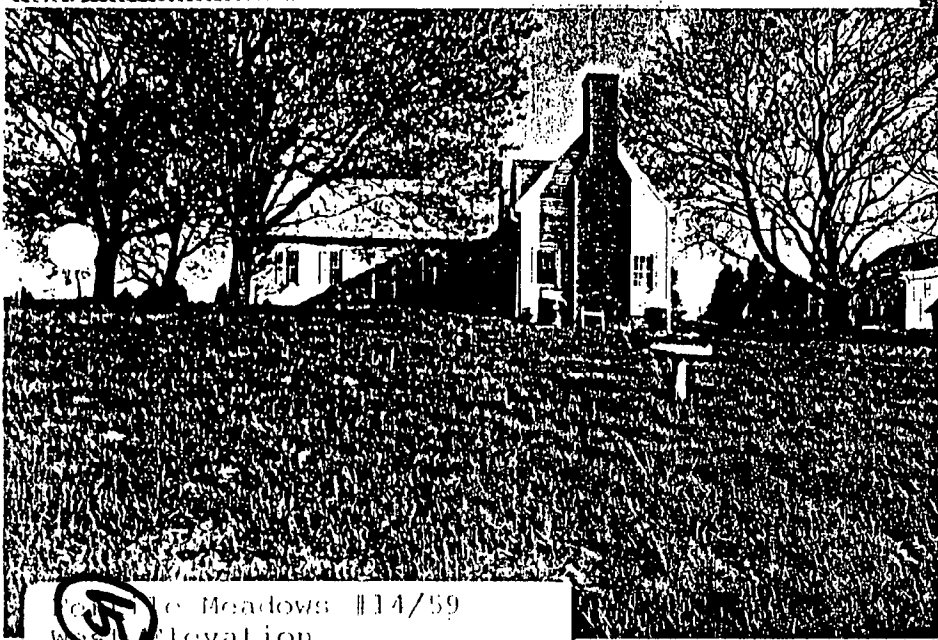
Fertile Meadows #14/59  
South Elevation



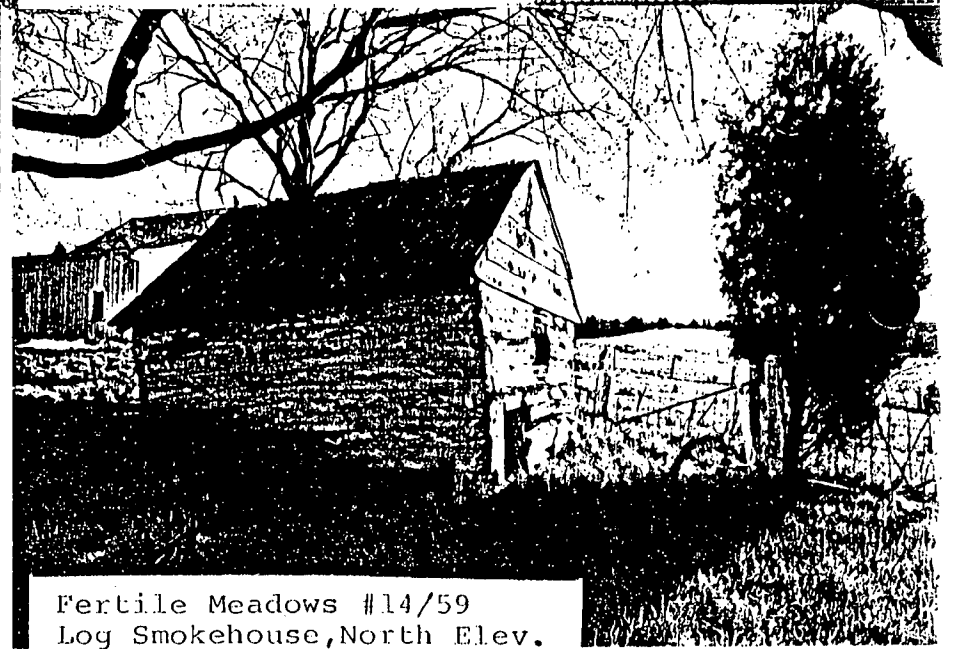
Fertile Meadows #14/59  
East & South Elevations



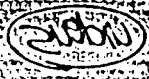
Fertile Meadows #14/59  
South & West Elevations



Fertile Meadows #14/59  
West Elevation



Fertile Meadows #14/59  
Log Smokehouse, North Elev.



NO. 10. 10.



DF

(SUN)

NO 1945

size 9x13cm

MADE IN CANADA



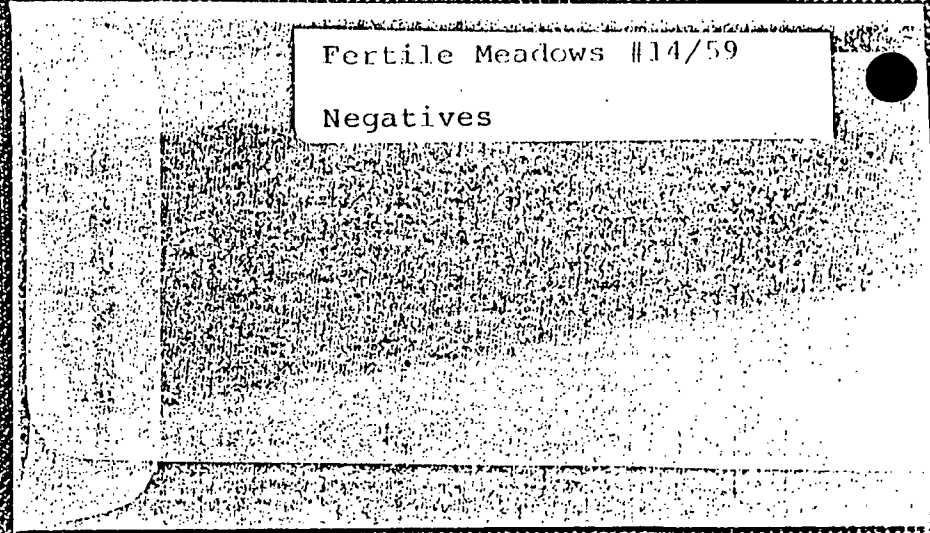
Fertile Meadows #14/59  
Log Smokehouse, East Elev.



Fertile Meadows #14/59  
Log Smokehouse, South/East Elev.



Fertile Meadows #14/59  
Log Smokehouse West Elev.



Fertile Meadows #14/59  
Negatives

HISTORIC PRESERVATION COMMISSION STAFF REPORT

SITE: Master Plan Site #14/59  
Fertile Meadows

DATE: July 7, 1993

CASE NUMBER: #1-88023

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

PROPERTY ADDRESS: 9000 Brink  
Road

-----  
BACKGROUND/DISCUSSION:

This subdivision plan proposes the creation of three lots of 2.3 to 4.3 acres each, including Master Plan Site #14/59, Fertile Meadows - a historic house, appurtenances and cemetery (all on one lot) located on the south side of Brink Road near the Goshen Branch of the Great Seneca Creek Valley. Five lots, further to the east and separated from the historic site by realigned Goshen Road, were previously approved by the Planning Board and houses are currently being constructed on the lots.

Fertile Meadows is a 1790 frame and brick house, associated with the Riggs family (a prominent farming and mercantile family in Montgomery County), with accompanying corncrib/barn, meat house and family cemetery. Fertile Meadows was placed on the Master Plan in 1984 with the entire parcel of 91.38 acres as an environmental setting, to be reduced at the time of subdivision. The HPC reviewed an earlier subdivision proposal in February, 1988 and recommended a combination of three lots as a reduced setting north of the future Goshen Road realignment. This triangular shaped piece would be bounded by the new Goshen Road, Brink Road, and the Goshen Branch stream valley (see attached memo).

On July 8, 1992 the HPC reviewed a Historic Area Work Permit involving the relocation of the corncrib/barn on the property, but the applicant withdrew this proposal before any vote. The staff recommendation was against relocation of the barn because of its value to the site. No mention was made about the deteriorated condition of the meathouse. The Staff Report further recommends "the best preservation plan for this site would be to keep all the resources, including the cemetery, grouped on one lot."

This current subdivision request proposes reducing the environmental setting of Fertile Meadows to 2.3 acres as defined by existing fence lines and including the house, barn, meathouse and cemetery on one lot. It also proposes creating a lot on either side of the historic resource on the south side of Brink Road. The historic setting would have frontage on both Brink

Road and the new Goshen Road (although all structures would be oriented to Brink Road), and all elements of the historic resource would be located on the same parcel. A stream valley buffer would wind across Lot 1, the rear of Lot 2 (the lot containing Fertile Meadows) and portions of the remaining lots.

The County's Department of Transportation (DOT) is requiring substantial road improvements to Brink Road as a condition of this subdivision. The improvements to Brink Road will have a major impact on the setting for Fertile Meadows - specifically, removal of the existing driveway leading to the historic house from Brink Road and replacement with a shared driveway accessing Brink Road further to the east, pavement widening on the north and south shoulders of Brink Road in front of the site, and intrusion into the existing line of cedar trees (see attached plan.) The applicant has worked with DOT and is proposing a retaining wall in front of the historic house as a means of mitigating some of the impact of the road improvements.

Development of the 4.3 acre lot to the west of Fertile Meadows (Lot #1) is also of concern - it is a particularly sensitive area due to the topography of the site and the row of large cedar trees planted along Brink Road which provide a screen and windbreak for the historic site. Access to all the lots would be a shared driveway, and this driveway would have to cut across the front of the historic property to get to Lot #1. The front of the house on Lot #1 will face the historic house, with a vista toward the rear across the stream valley. The new house may be larger than the 1-1/2 story historic resource; but because of the topography, the new house will be placed at a lower elevation.

Finally, the condition of maintenance of the historic site is very poor. In addition to the main house being open and accessible to vandals, the deterioration of the log meathouse, from photos taken in 1984, shows an example of serious neglect which needs to be rectified. The meathouse is a significant part of the setting, and should be restored.

ISSUES:

There are several issues of importance in review of this subdivision proposal. First, the location of a new building restriction line on Lot #3 would require the house to be moved farther southeast behind the line and would maintain a vista for the historic house to Brink Road with less intrusion (see attached plan).

The length of the retaining wall should be increased to adequately protect existing and new cedars to be planted. This wall would help to maintain the existing screening along Brink Road which is an important aspect of the character and setting of the historic property.

The existing driveway entrance from Brink Road to the historic site (which will be closed) should be sensitively filled in and augmented with additional cedars planted at the entrance. The driveway is important to the historic setting, as is preservation of the row of cedars which lines Brink Road. The Secretary of the Interior's Standards #1 and #2 address the issue of altering the site:

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.

Another very important issue is that the house and its appurtenances should be adequately protected. During a recent field visit, staff noted that the house was open and accessible to vandals, window openings had no weather protection, and excessive vegetation and debris has accumulated around the barn/corn crib and house. As noted above, the meathouse is in a state of collapse.

Finally, it would be appropriate to decrease the size of Lot #1 at the streambed and add acreage to Lot #2 by angling southward. This would strengthen the environmental setting and add to its openness by maintaining the semi-rural environment of the house. Due to its proximity and the land topography, the architectural design of the new house on Lot #1 should be fully described so as to ensure that it will complement Fertile Meadows as much as possible.

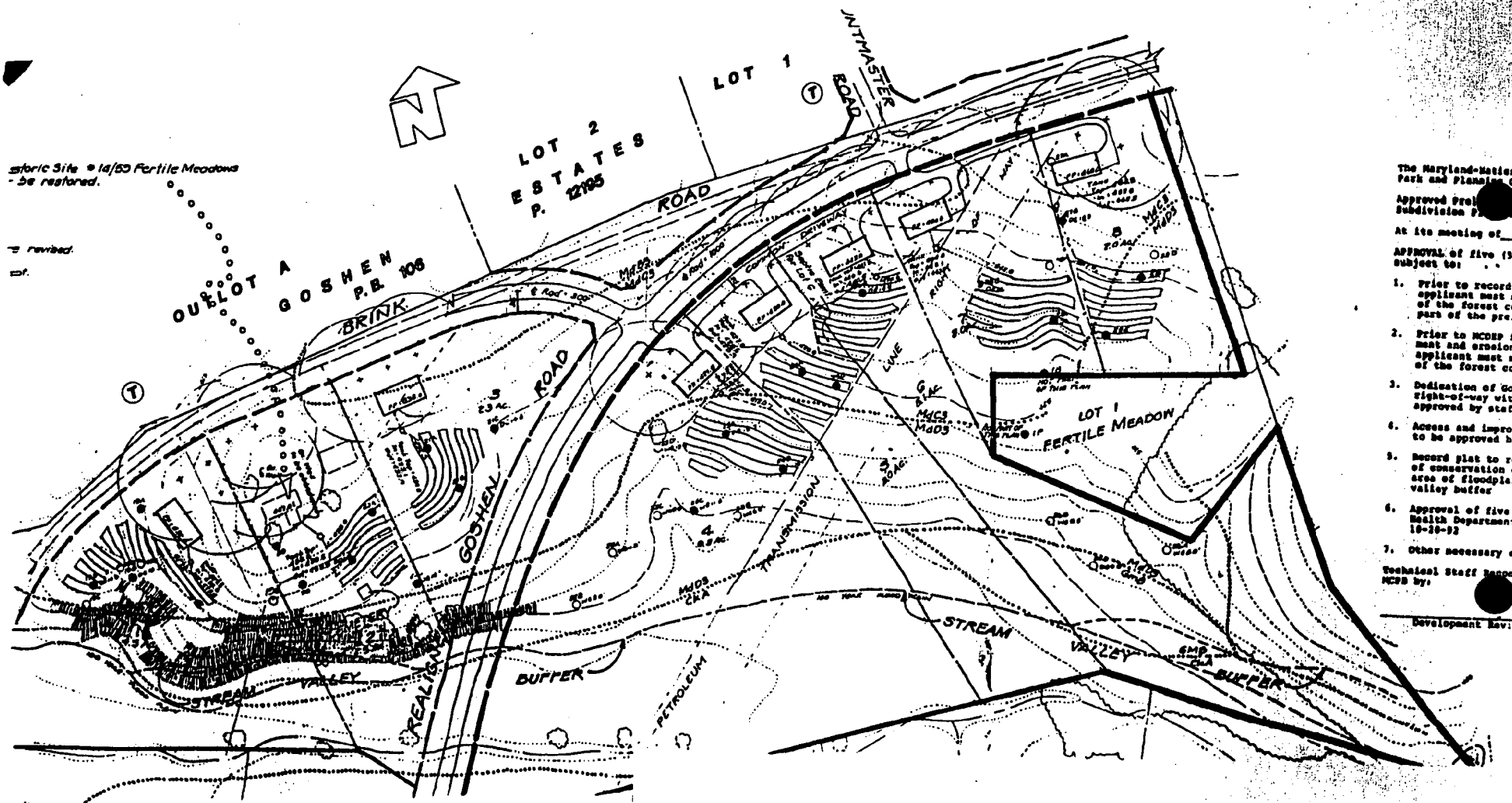
STAFF RECOMMENDATIONS:

Based on the issues discussed above, staff recommends approval of this subdivision plan with the following conditions:

- o Enlarge Lot #2 to include as much as 1 additional acre for a setting of approximately 3.3 acres for Master Plan Site #14/59 Fertile Meadows, including the house, barn/corncrib, log meathouse and family cemetery.
- o Create a building restriction line on Lot #3, with the new house moved farther to the southeast.
- o Protect all possible cedars along property fronting on Brink Road. This may mean extending the proposed retaining wall to the west as necessary.

- o Add a minimum of two cedars (with size to be set by M-NCPPC Landscape Architect) to the right of driveway entrance as you face Lot #2.
- o Post and protect (board-up) all openings for house and barn. Remove all debris and overgrown vegetation for protection of outbuildings and house.
- o Provide staff with a description of the new house to be built on Lot #1 so as to **complement** Fertile Meadows. The new house will be very visible from the historic house. This requirement should be met because of the proximity of the new house to the historic setting and land topography.

~~CONFIDENTIAL~~ ~~PROCESSED~~



Historic Site • 14/60 Fertile Meadows  
- to be restored.

revised  
of

The Maryland-National  
Park and Planning Act  
Approved Preliminary  
Subdivision Plan

At its meeting of  
APPROVAL of five (5)  
subject to:

1. Prior to recordal applicant must meet and erosion applicant must meet n. of the forest cor part of the prei
2. Prior to MCS 1 applicant must meet n. of the forest cor
3. Dedication of 50% right-of-way wit: approved by stat.
4. Access and impro: to be approved by
5. Record plat to re: of conservation & area of floodplai: valley buffer
6. Approval of five Health Department: 18-18-93
7. Other necessary &

Technical Staff Name  
MCS 93:

Development Rev:

(21)



27

NEW BUILDING RESTRICTION LINE ON LOT #3

FERTILE MEAD

RELOCATED GOSHEN ROAD

FERTILE MEADOWS PRELIMINARY APPROVAL PLAN # 1-88023

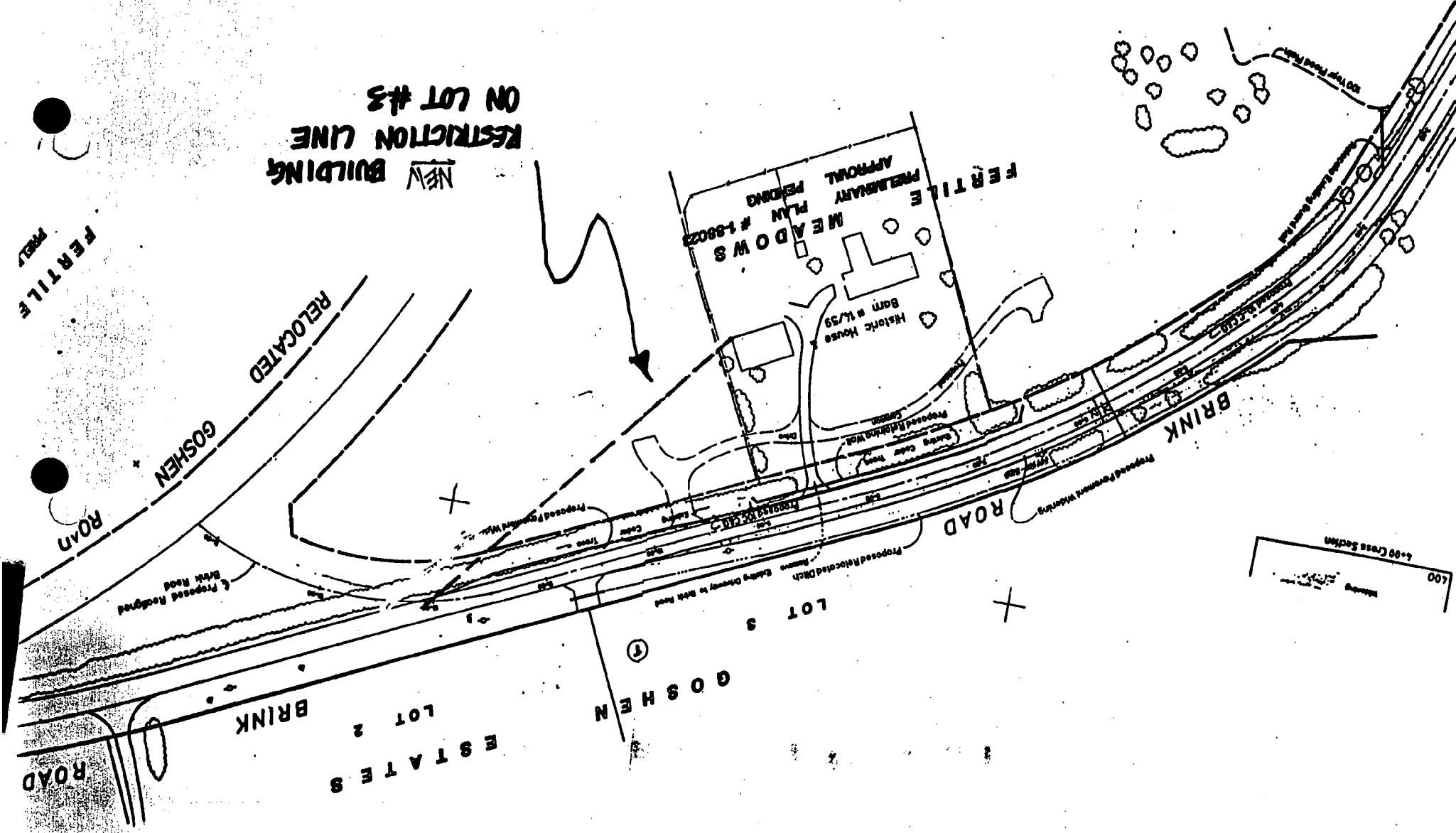
Historic House Barn # 11/39

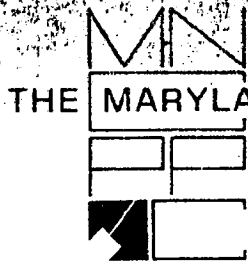
BRINK ROAD

ESTATES 9 BRINK ROAD LOT 2

GOSHEN LOT 3

4-98 Cross Section





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 28, 1993

MEMORANDUM

TO: Joe Davis  
Malcolm Shaneman  
Development Review Division

FROM: Gwen Marcus, Historic Preservation Coordinator  
Patricia Parker, Historic Preservation Planner  
Design, Zoning, and Preservation

SUBJECT: Preliminary Plan #1-88023, Fertile Meadows

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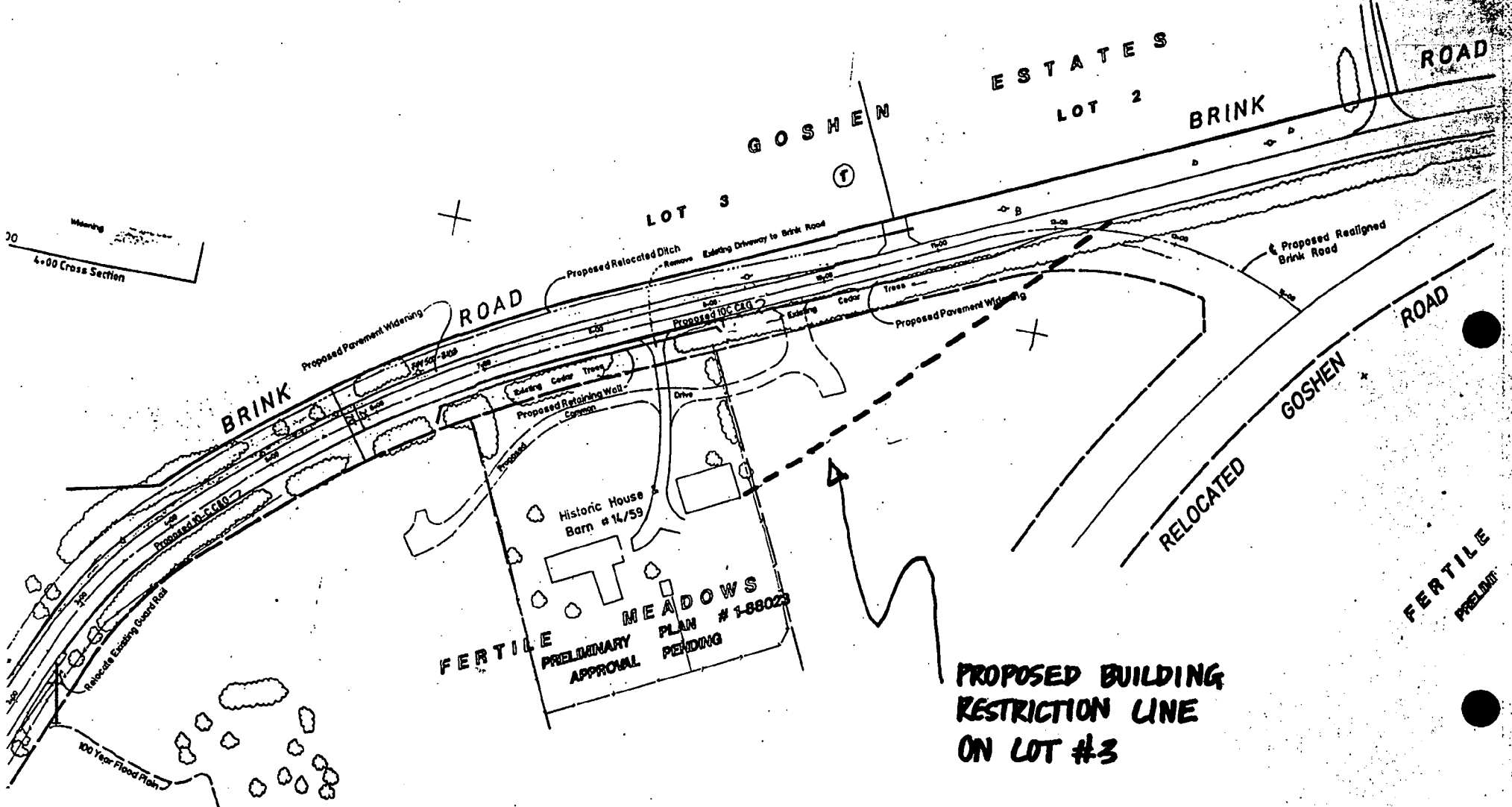
On July 14, 1993, the Historic Preservation Commission (HPC) met and reviewed several plans of subdivisions involving identified historic resources. This memo summarizes the Commission's concerns on a subdivision which affects Master Plan Site #14/59, Fertile Meadows, and are as follows:

Preliminary Plan #1-88023, Fertile Meadows, which involves Master Plan Site #14/59, Fertile Meadows has been recommended by the HPC for approval with the following conditions:

1. All historic structures on the property must be stabilized and maintained to avoid further deterioration. All openings of all structures shall be protected. Debris and overgrown vegetation shall be removed and all improvements shall be posted.
2. Lot #2, which includes the historic house, barn/corncrib, log meathouse and family cemetery, must be enlarged to approximately 3.3 acres.
3. A building restriction line must be created on Lot #3, east of Lot #2, and should be located starting at the rear corner of the barn/corncrib and angling northeast approximately 45 degrees to the front of the site. This line will revise the proposed location for new construction on Lot #3 (see attached drawing).
4. To the extent possible, all existing cedars along the property fronting on Brink Road, shall be protected. This may mean extending the retaining wall to the west, and/or moving the joint driveway to the east as necessary.

5. A minimum of two cedars (with size set by M-NCPPC Landscape Architect) shall be added to the right of the driveway entrance as you face Lot #2.

6. Historic preservation planning staff must be provided with a description of the new house to be built on Lot #1 because of land topography and because of the proximity of the new house to the historic setting.



ESTATES  
LOT 2

GOSHEN

LOT 3

BRINK ROAD

BRINK

ROAD

Proposed Relocated  
Brink Road

RELOCATED  
GOSHEN ROAD

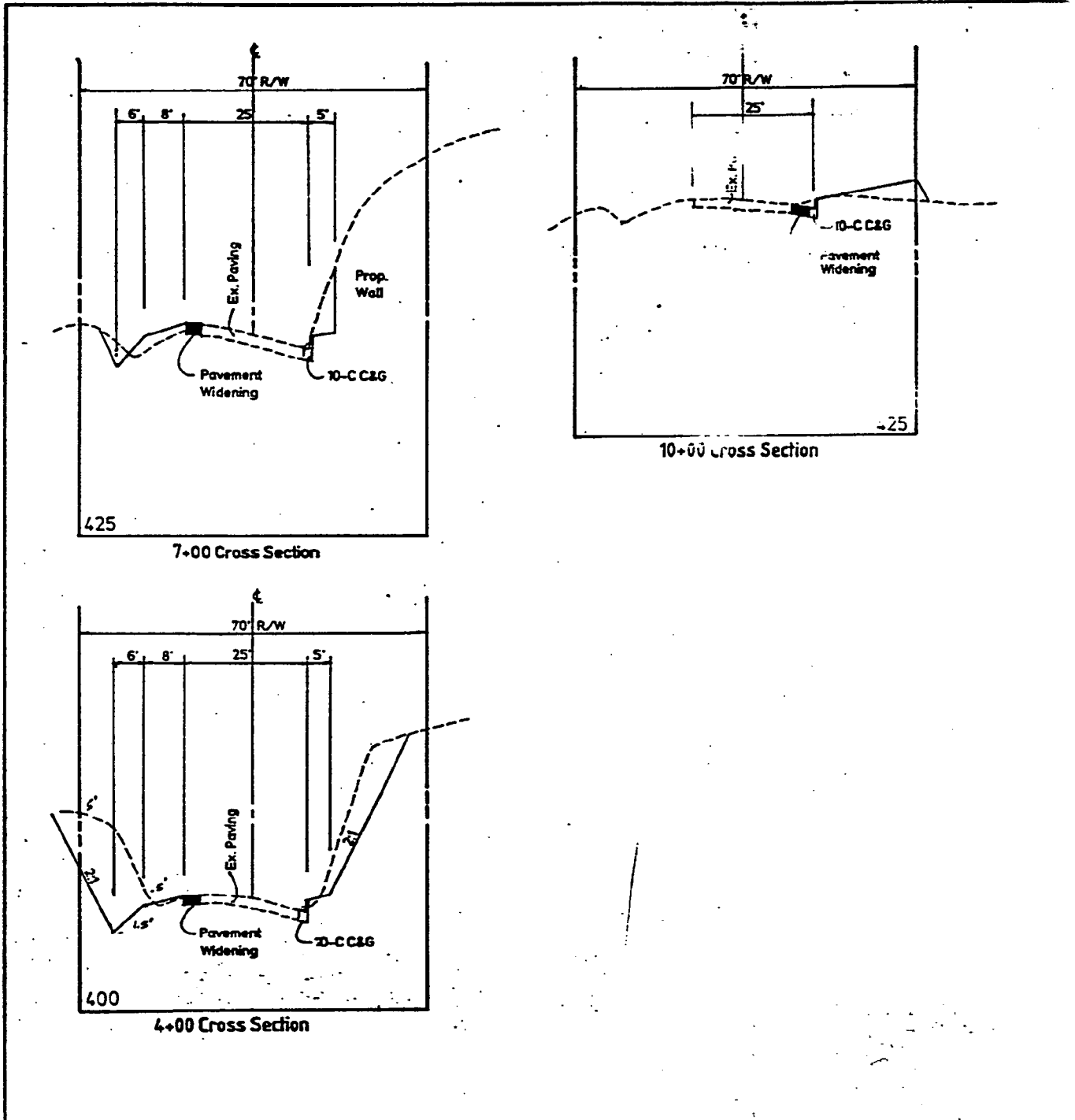
FERTILE MEADOWS  
PRELIMINARY APPROVAL  
PLAN # 1-88023  
PENDING

Historic House  
Barn # 14/59

PROPOSED BUILDING  
RESTRICTION LINE  
ON LOT #3

FERTILE  
PRELIMINARY

# BRINK ROAD - PROPOSED ROAD CROSS SECTIONS



NEW BUILDING RESTRICTION LINE ON LOT #3

FERTILE MEAD

RELOCATED

GOSHEN ROAD

FERTILE MEADOWS PRELIMINARY PLANNING #188023

Historic House Barn #11/59

BRINK ROAD

ROAD

BRINK

ESTATES

LOT 2

GOSHEN

LOT 3

Cross Section

100

The diagram is a detailed site plan for 'Fertile Meadows'. It shows a central area with a 'Historic House' and a 'Barn #11/59'. The plan is bounded by 'Goshen Road' to the west and 'Brink Road' to the south. A 'relocated' road line is shown, and various 'proposed' features like 'Proposed Relocated Ditch' and 'Proposed Relocated W.L.' are marked. The plan is divided into 'Lot 2' and 'Lot 3'. A 'cross section' is shown on the right side of the plan. The plan also includes a 'NEW BUILDING RESTRICTION LINE ON LOT #3' and a 'PRELIMINARY PLANNING #188023' label.

January 24, 1994

Ms. Patricia Parker  
Design Zoning and Preservation  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Ms. Parker:

This letter is written to request a preliminary hearing on February 9, 1994, for the restoration and renovation of the property located at 9000 Brink Road. The property is recorded as Lot 8 in the subdivision known as Fertile Meadows as per Plat Book 171 at Plat 19214.

As the attached proposed restoration/renovation activities and drawings show, it is our goal to restore this property to its most optimum state, while improving its continuity and flow. Previous additions currently restrict accessibility to many areas, limiting its liveability.

Thank you for your consideration in this matter. Please let us know if you have any recommendations or need more information.

Sincerely,

Charles Small, Jr.  
(301) 253-1012

Chris Leonard  
(301) 330-8982

Attachments

### **Proposed Restoration/Renovation Activities**

**Property:** 9000 Brink Road; Lot 8, Fertile Meadows Subdivision, per Plat Book 171 at Plat 19214

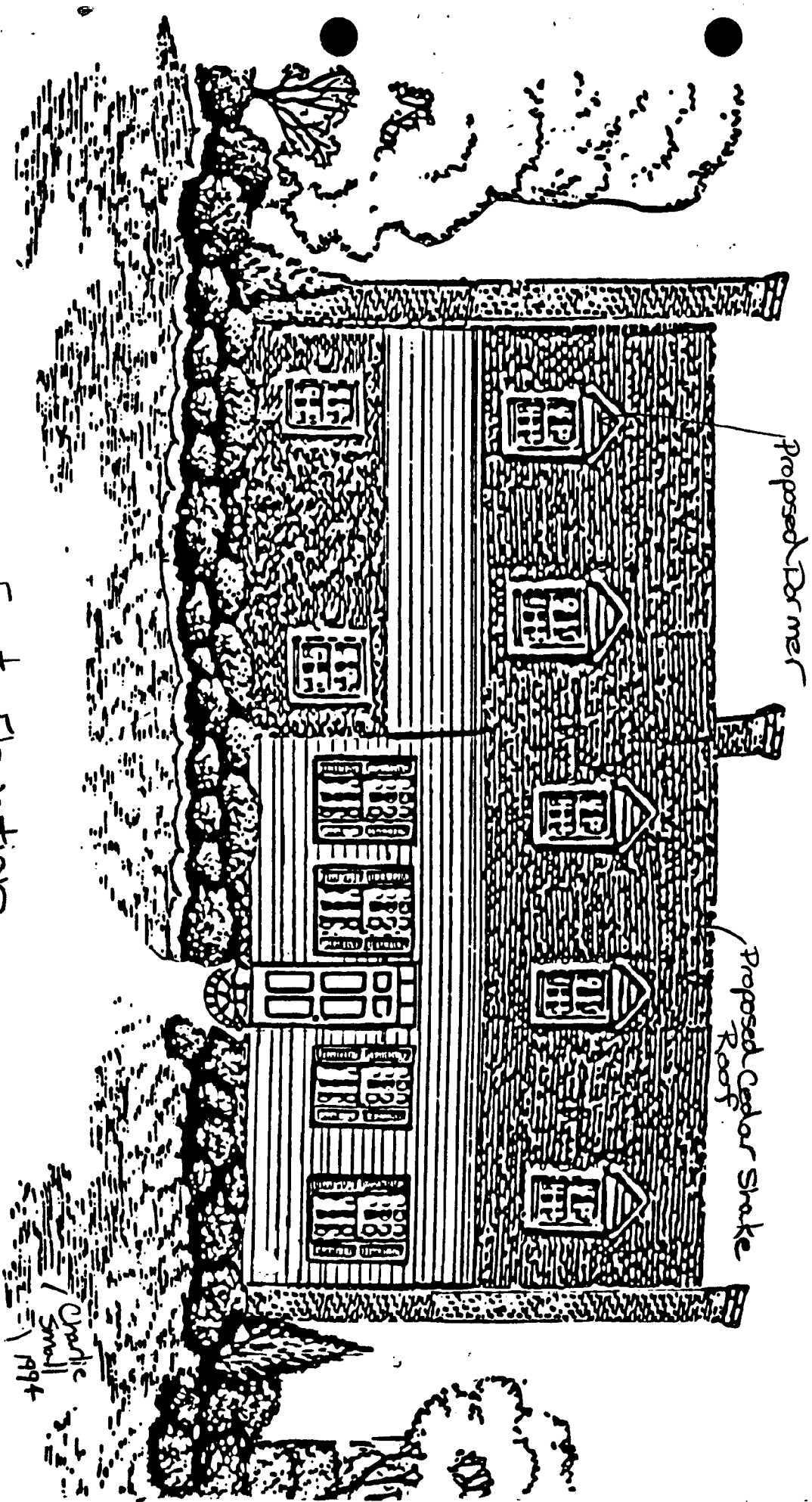
- **Immediately remove a dead tree which is currently a hazard due to its proximity to the front of the house.**
- **Replace deteriorated exterior wood and siding with like kind.**
- **Replace deteriorated chimney on far right of house to meet inspection standards. (All chimneys were inspected, and this particular one was the only one that did not meet fire safety standards.)**
- **Replace windows and window boards with like kind. Several windows are broken and the wood is deteriorated in many areas. Replacement windows, while similar in appearance to the original windows, will provide improved insulation in the interest of energy conservation.**
- **Replace window shutters with like kind, wooden shutters. Currently, some shutters are missing and those remaining are in poor repair.**
- **Replace deteriorated gutters with like kind.**
- **Replace missing doors with wooden doors in keeping with the historic nature of the house. Currently temporary doors and boarding are in place for security purposes.**
- **Replace current roof with historic-type cedar shake roofing. We have been told that this particular home had a cedar shake roof at one time. The current tin roof is in need of repair, and we feel as though a cedar shake roof would add greatly to the preservation of the home to its most attractive state of existence.**
- **Extend the roof line on the backside of the house (interior of "L" shape) in order to connect previous additions, improving the continuity and flow both of the home's exterior and interior. The proposed addition is a two story, 12W x 22L foot extension which would allow accessibility to areas of the house on the first and second floor and accommodate a half bath on the first floor and a full bath on the second floor. Currently there is no bath on the first floor and no bath designated for the two bedrooms located on the second floor. (See drawing.)**
- **Extend backside roof line between two existing dormer windows located on the second floor to add continuity with the proposed extension. (See drawing.)**



**Proposed Restoration/Renovation  
Property: 9000 Brink Road  
Page Two**

- **Add one dormer window to the far left of the front of the house which would match existing windows and provide improved continuity to the home's exterior.**
- **Install small shrubbery and landscaping to improve the appearance of the property.**
- **Rebuild smokehouse, as requested by the historical society.**
- **Replace barn windows and boards.**

Front Elevation  
Fertile meadows



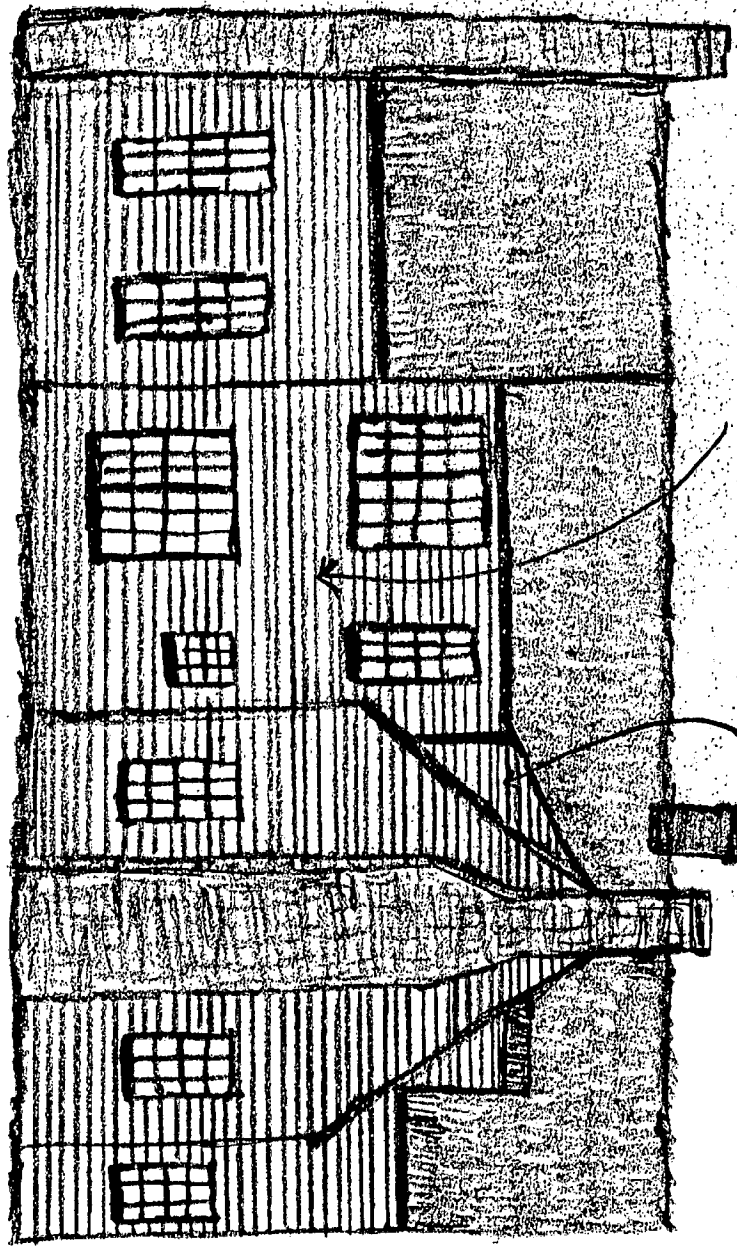
Proposed Cedar Shake  
Roof

Proposed Dr mer

Draft / Small  
1994

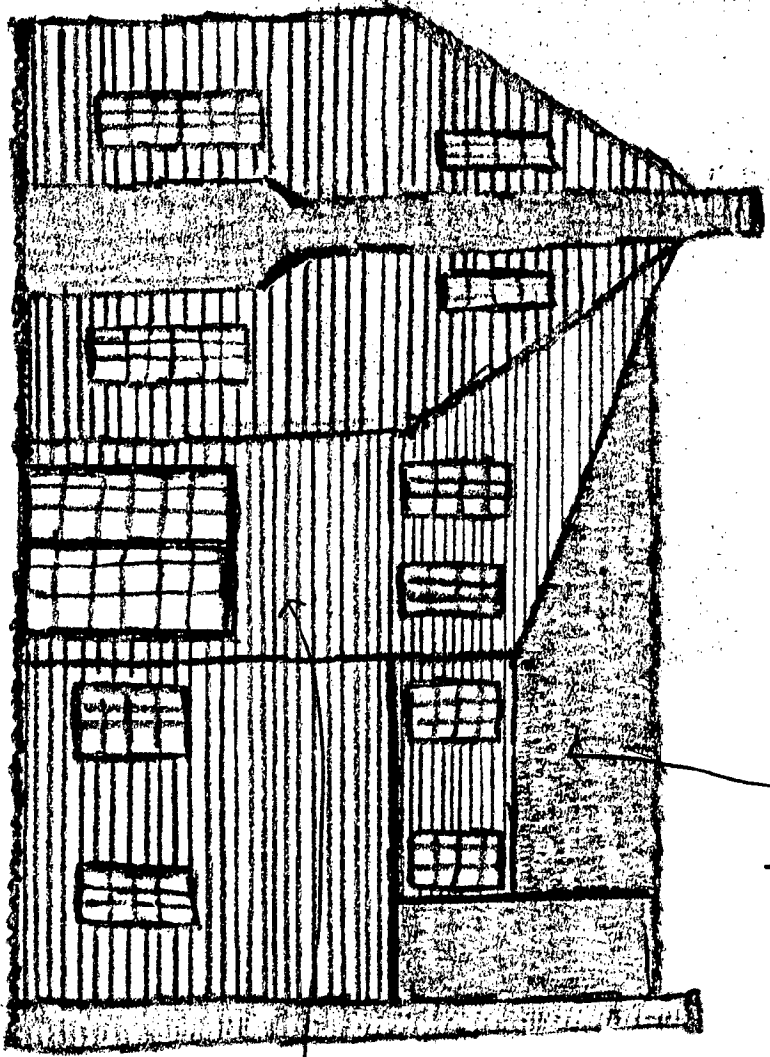
2

Rear Elevation



Proposed Addition

Proposed Dormer Expansion



Right Side Elevation

Proposed Dormer Expansion

Proposed Addition

front of house

Driveway

Chimney

Chimney

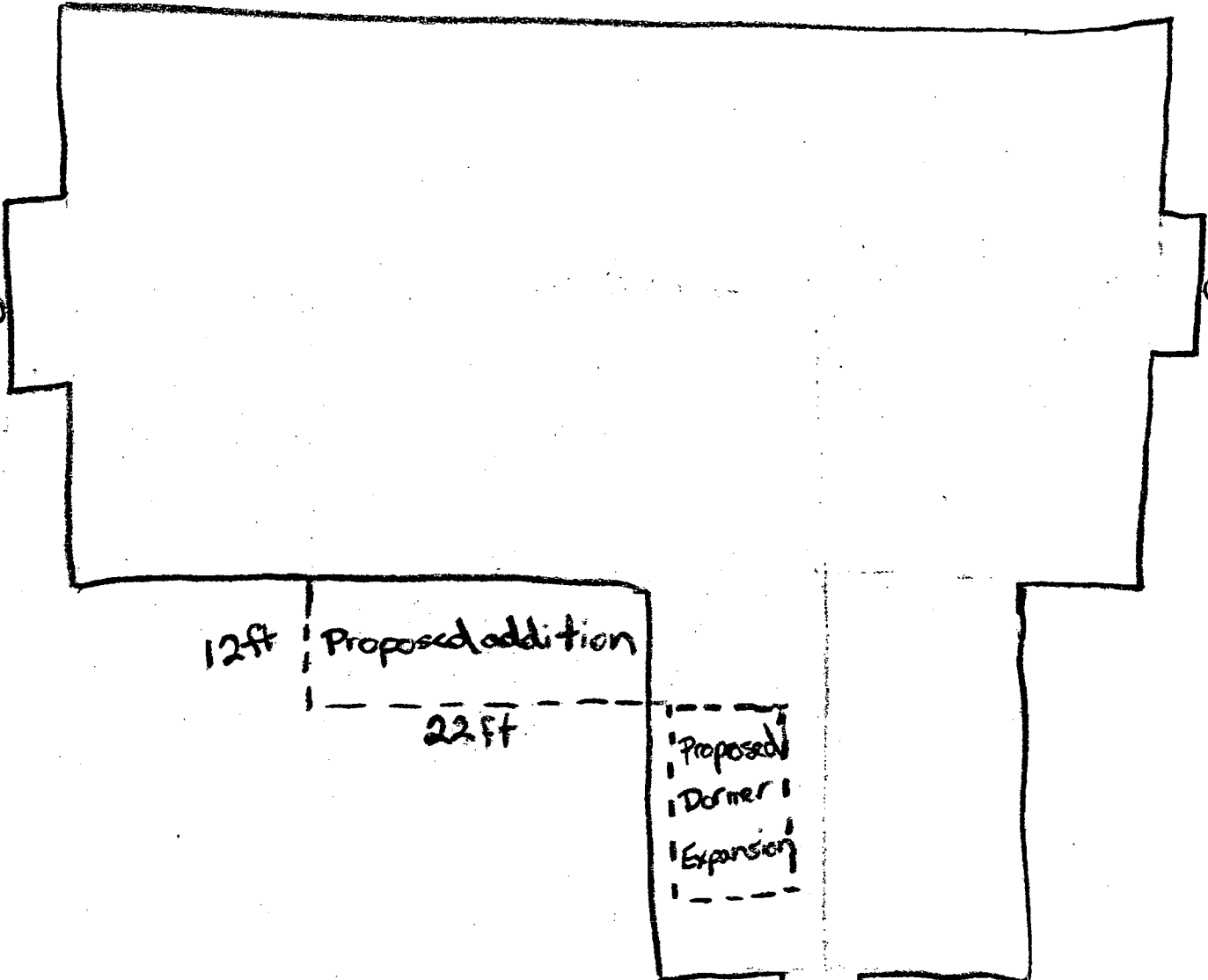
12ft

Proposed addition

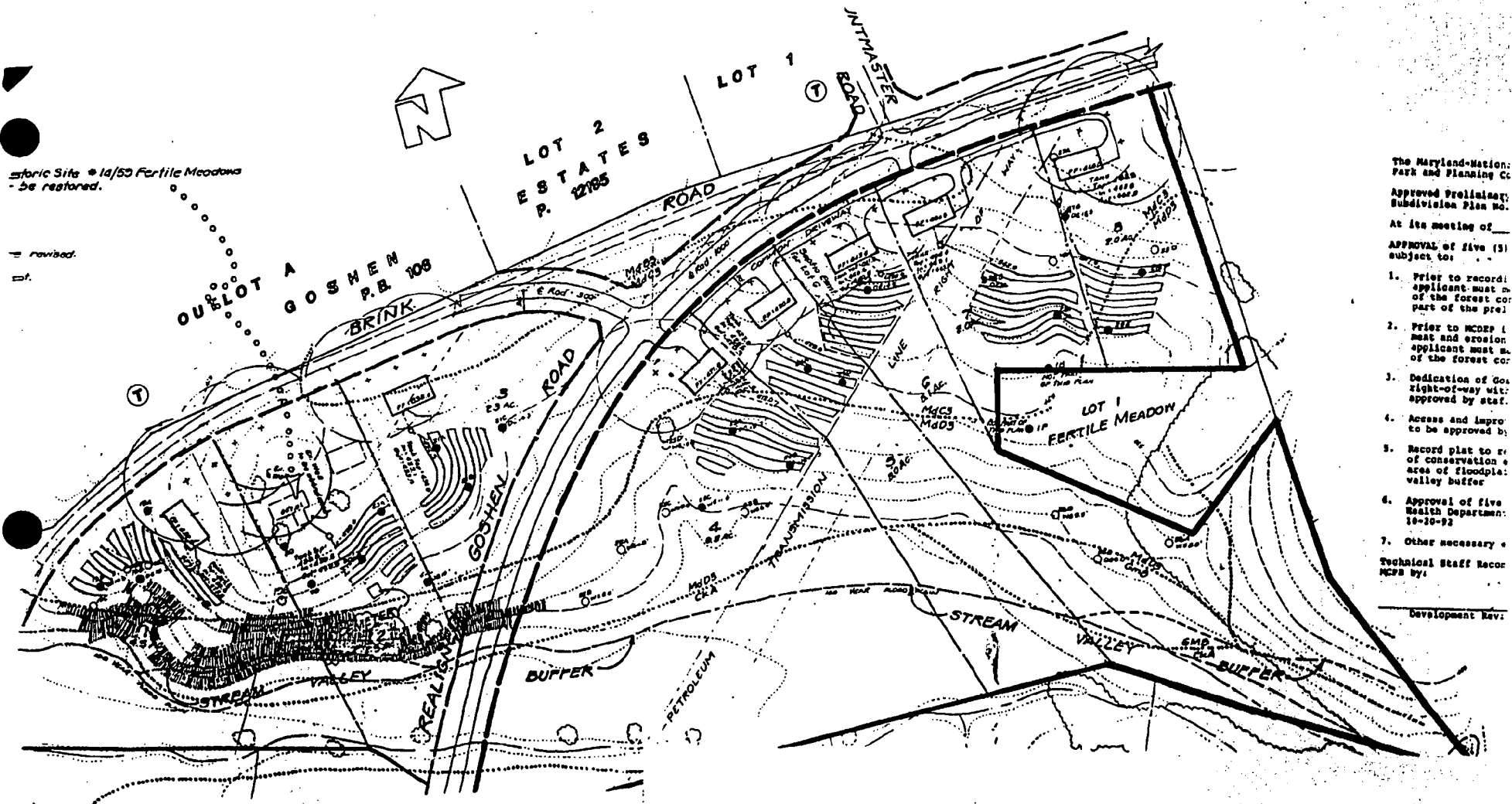
22ft

Proposed  
Dormer  
Expansion

Chimney



# CURRENT PROPOSAL



Historic Sites • 1a/50 Fertile Meadows  
- be restored.

= revised.  
=

- The Maryland-National  
Park and Planning Co.  
Approved Preliminary  
Subdivision Plan No. \_\_\_\_\_  
At its meeting of \_\_\_\_\_  
APPROVAL of five (5)  
subject to: \_\_\_\_\_
1. Prior to recording applicant must m of the forest cor part of the prei
  2. Prior to MCOEP i ment and erosion applicant must m of the forest cor
  3. Dedication of Gov Right-of-way wit: approved by stat.
  4. Access and impro to be approved by
  5. Record plat to re of conservation e area of floodpla: valley buffer
  6. Approval of five Health Department: 10-10-92
  7. Other necessary e
- Technical Staff Recor  
MCOEP by: \_\_\_\_\_  
Development Rev: \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION STAFF REPORT

SITE: Master Plan Site #14/59  
Fertile Meadows

DATE: July 7, 1993

CASE NUMBER: #1-88023

TYPE OF REVIEW: Subdivision

PREPARED BY: Patricia Parker

PROPERTY ADDRESS: 9000 Brink  
Road

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BACKGROUND/DISCUSSION:

This subdivision plan proposes the creation of three lots of 2.3 to 4.3 acres each, including Master Plan Site #14/59, Fertile Meadows - a historic house, appurtenances and cemetery (all on one lot) located on the south side of Brink Road near the Goshen Branch of the Great Seneca Creek Valley. Five lots, further to the east and separated from the historic site by realigned Goshen Road, were previously approved by the Planning Board and houses are currently being constructed on the lots.

Fertile Meadows is a 1790 frame and brick house, associated with the Riggs family (a prominent farming and mercantile family in Montgomery County), with accompanying corncrib/barn, meat house and family cemetery. Fertile Meadows was placed on the Master Plan in 1984 with the entire parcel of 91.38 acres as an environmental setting, to be reduced at the time of subdivision. The HPC reviewed an earlier subdivision proposal in February, 1988 and recommended a combination of three lots as a reduced setting north of the future Goshen Road realignment. This triangular shaped piece would be bounded by the new Goshen Road, Brink Road, and the Goshen Branch stream valley (see attached memo).

On July 8, 1992 the HPC reviewed a Historic Area Work Permit involving the relocation of the corncrib/barn on the property, but the applicant withdrew this proposal before any vote. The staff recommendation was against relocation of the barn because of its value to the site. No mention was made about the deteriorated condition of the meathouse. The Staff Report further recommends "the best preservation plan for this site would be to keep all the resources, including the cemetery, grouped on one lot."

This current subdivision request proposes reducing the environmental setting of Fertile Meadows to 2.3 acres as defined by existing fence lines and including the house, barn, meathouse and cemetery on one lot. It also proposes creating a lot on either side of the historic resource on the south side of Brink Road. The historic setting would have frontage on both Brink

Road and the new Goshen Road (although all structures would be oriented to Brink Road), and all elements of the historic resource would be located on the same parcel. A stream valley buffer would wind across Lot 1, the rear of Lot 2 (the lot containing Fertile Meadows) and portions of the remaining lots.

The County's Department of Transportation (DOT) is requiring substantial road improvements to Brink Road as a condition of this subdivision. The improvements to Brink Road will have a major impact on the setting for Fertile Meadows - specifically, removal of the existing driveway leading to the historic house from Brink Road and replacement with a shared driveway accessing Brink Road further to the east, pavement widening on the north and south shoulders of Brink Road in front of the site, and intrusion into the existing line of cedar trees (see attached plan.) The applicant has worked with DOT and is proposing a retaining wall in front of the historic house as a means of mitigating some of the impact of the road improvements.

Development of the 4.3 acre lot to the west of Fertile Meadows (Lot #1) is also of concern - it is a particularly sensitive area due to the topography of the site and the row of large cedar trees planted along Brink Road which provide a screen and windbreak for the historic site. Access to all the lots would be a shared driveway, and this driveway would have to cut across the front of the historic property to get to Lot #1. The front of the house on Lot #1 will face the historic house, with a vista toward the rear across the stream valley. The new house may be larger than the 1-1/2 story historic resource; but because of the topography, the new house will be placed at a lower elevation.

Finally, the condition of maintenance of the historic site is very poor. In addition to the main house being open and accessible to vandals, the deterioration of the log meathouse, from photos taken in 1984, shows an example of serious neglect which needs to be rectified. The meathouse is a significant part of the setting, and should be restored.

#### ISSUES:

There are several issues of importance in review of this subdivision proposal. First, the location of a new building restriction line on Lot #3 would require the house to be moved farther southeast behind the line and would maintain a vista for the historic house to Brink Road with less intrusion (see attached plan).

The length of the retaining wall should be increased to adequately protect existing and new cedars to be planted. This wall would help to maintain the existing screening along Brink Road which is an important aspect of the character and setting of the historic property.



The existing driveway entrance from Brink Road to the historic site (which will be closed) should be sensitively filled in and augmented with additional cedars planted at the entrance. The driveway is important to the historic setting, as is preservation of the row of cedars which lines Brink Road. The Secretary of the Interior's Standards #1 and #2 address the issue of altering the site:

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.

Another very important issue is that the house and its appurtenances should be adequately protected. During a recent field visit, staff noted that the house was open and accessible to vandals, window openings had no weather protection, and excessive vegetation and debris has accumulated around the barn/corn crib and house. As noted above, the meathouse is in a state of collapse.

Finally, it would be appropriate to decrease the size of Lot #1 at the streambed and add acreage to Lot #2 by angling southward. This would strengthen the environmental setting and add to its openness by maintaining the semi-rural environment of the house. Due to its proximity and the land topography, the architectural design of the new house on Lot #1 should be fully described so as to ensure that it will complement Fertile Meadows as much as possible.

STAFF RECOMMENDATIONS:

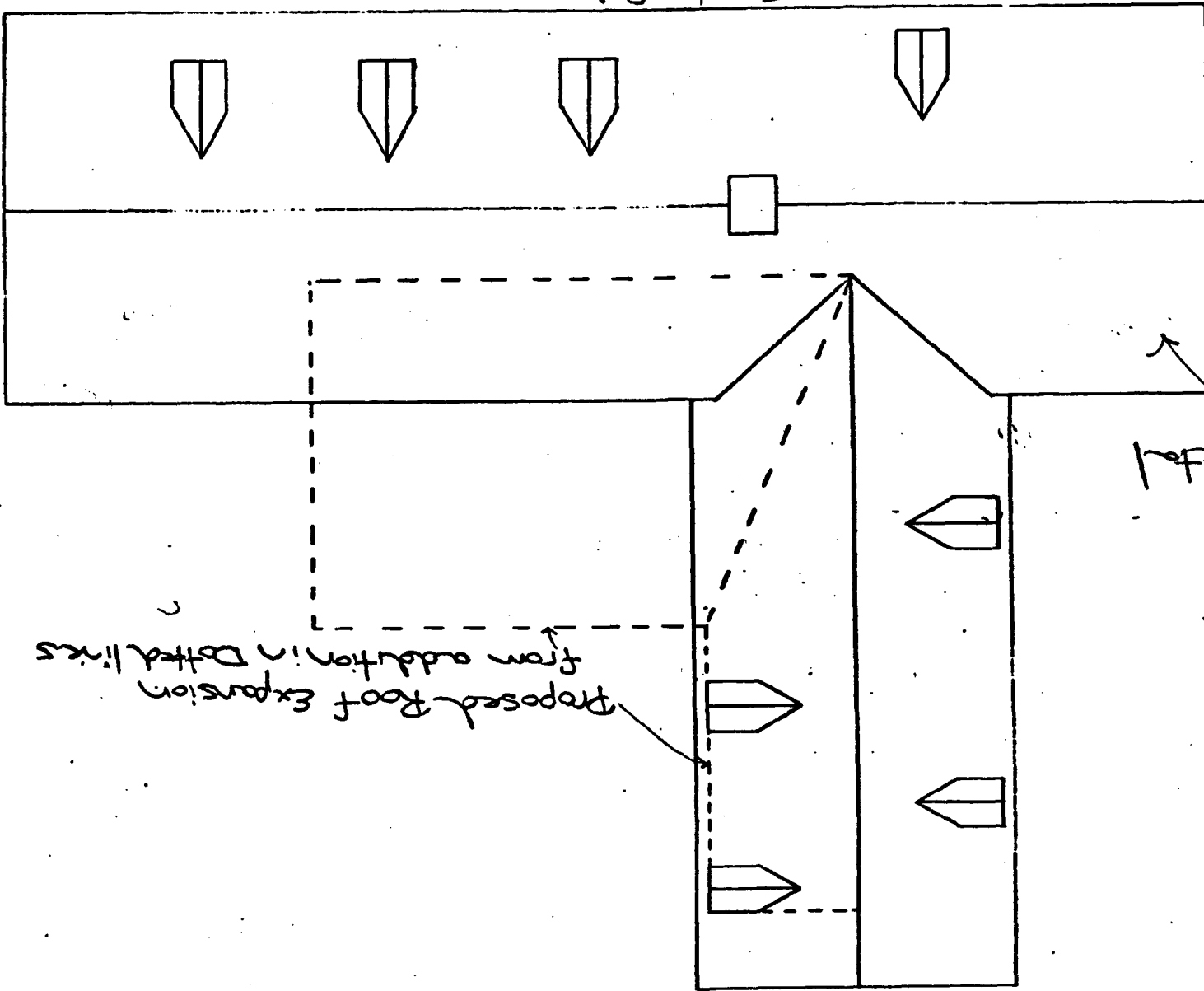
Based on the issues discussed above, staff recommends approval of this subdivision plan with the following conditions:

- o Enlarge Lot #2 to include as much as 1 additional acre for a setting of approximately 3.3 acres for Master Plan Site #14/59 Fertile Meadows, including the house, barn/corncrib, log meathouse and family cemetery.
- o Create a building restriction line on Lot #3, with the new house moved farther to the southeast.
- o Protect all possible cedars along property fronting on Brink Road. This may mean extending the proposed retaining wall to the west as necessary.

- o Add a minimum of two cedars (with size to be set by M-NCPPC Landscape Architect) to the right of driveway entrance as you face Lot #2.
- o Post and protect (board-up) all openings for house and barn. Remove all debris and overgrown vegetation for protection of outbuildings and house.
- o Provide staff with a description of the new house to be built on Lot #1 so as to complement Fertile Meadows. The new house will be very visible from the historic house. This requirement should be met because of the proximity of the new house to the historic setting and land topography.

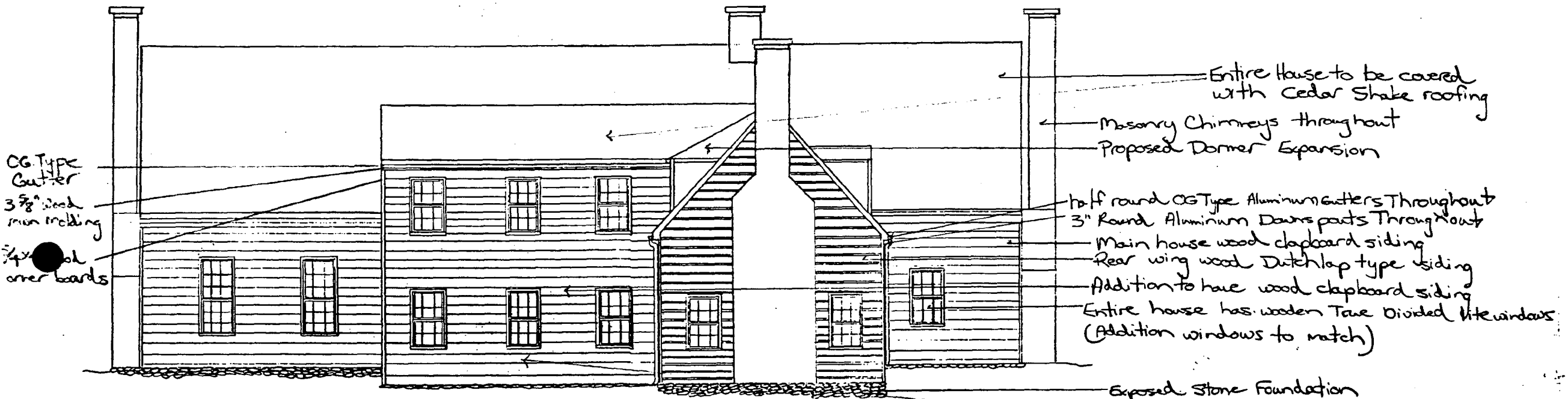
# Roof Profile

Front of house



Existing Roofing?  
All changed to Cedar Shakes  
To be changed to

Proposed Roof Expansion  
from addition in Dotted lines

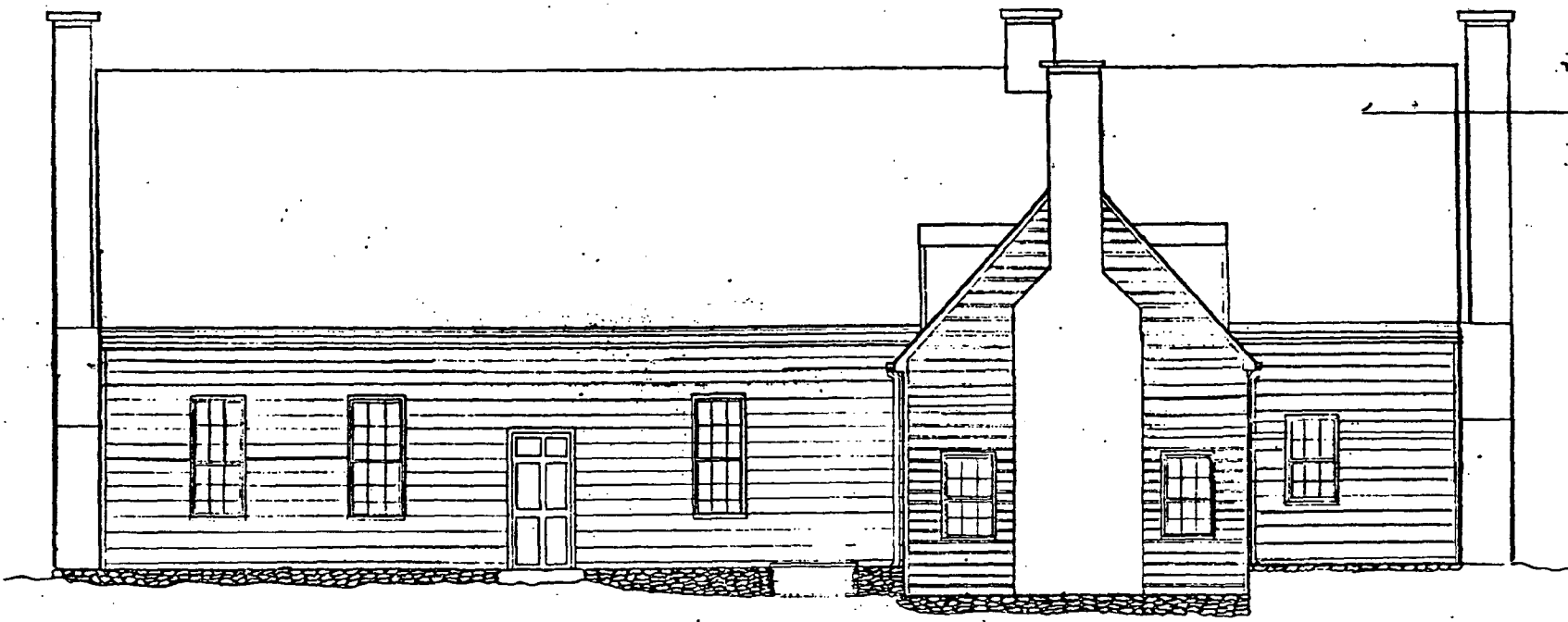


CG Type Gutter  
 3 7/8" wood iron molding  
 3/4" wood over boards

Entire House to be covered with Cedar Shake roofing  
 Masonry Chimneys throughout  
 Proposed Dormer Expansion  
 Half round CG Type Aluminum gutters Throughout  
 3" Round Aluminum Downspouts Throughout  
 Main house wood clapboard siding  
 Rear wing wood Dutchlap type siding  
 Addition to have wood clapboard siding  
 Entire house has wooden T&E Divided Lite windows (Addition windows to match)

Proposed Rear Elevation with Addition

Exposed Stone Foundation  
 Proposed Addition



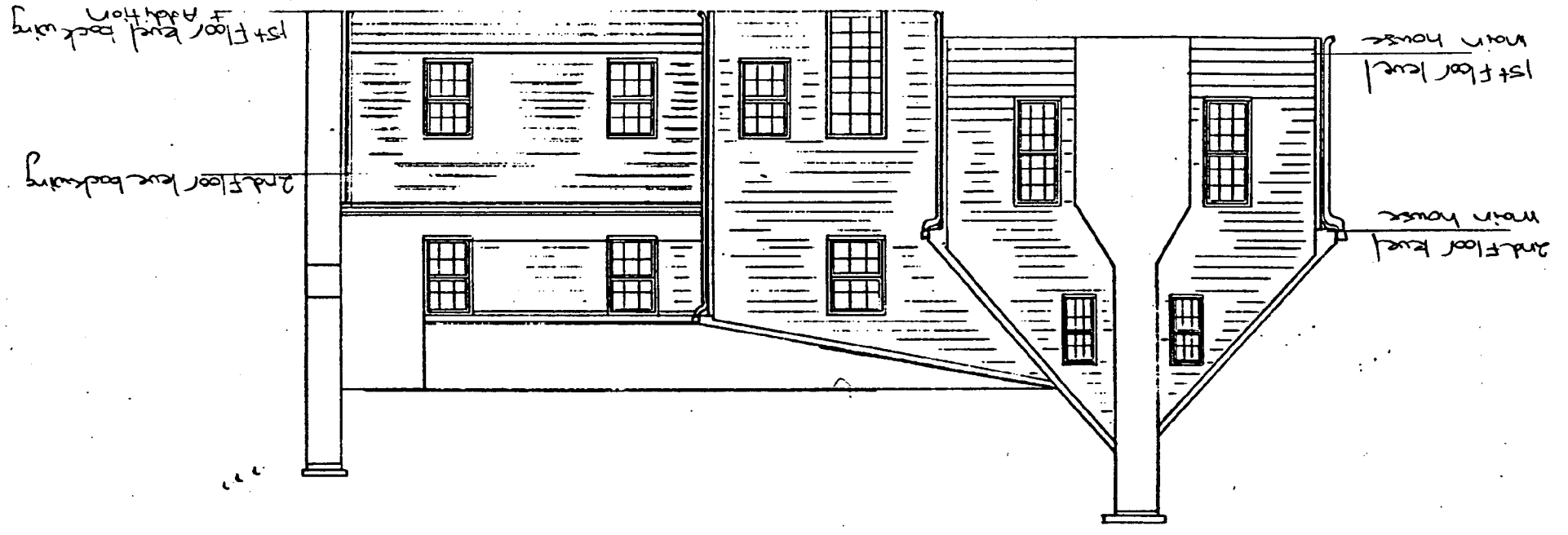
Existing Roof corrugated metal

Existing Rear Elevation

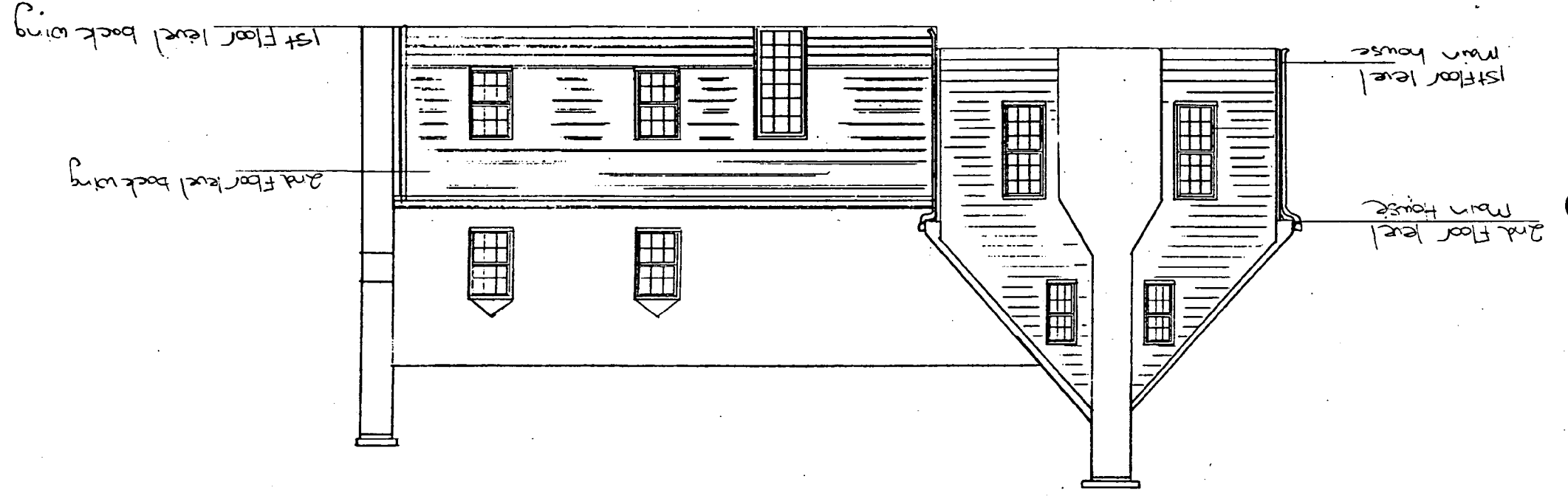
Page - SE  
 Date - March 1, 1994  
 Scale 1/8" = 10"  
 Fertile meadows - Brink Rd  
 Charles W Small Jr.  
 9884 main st.  
 PO Box 46  
 Damascus md 20872

Page 5  
 Date March 1, 1994  
 Scale 1/4" = 1'-0"  
 Fertilic Meadows Brnk Rd.  
 Charles US mail Vt.  
 9884 main st.  
 PO Box 46  
 72

Proposed Right Side Elevation with Addition



Existing Right Side Elevation



**ATTACHMENT 8: Photos of Resources (see photos)**

**ATTACHMENT 9: Photos of Context (see photos)**

**ATTACHMENT 10: Addresses of Adjacent Property Owners**

Robert R. & C.A.S. Michael  
8921 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 3, Blk T, Goshen Estates)

Mark Moholt  
8908 Brink Road  
Gaithersburg, Maryland 20882  
(Lot 6, Fertile Meadows)

Springbrook At Fertile Meadows  
15950 Derwood Road  
Rockville, Maryland 20855  
(8920 Brink Road, Lot 7, Fertile Meadows)  
(9010 Brink Road, Lot 9, Fertile Meadows)

William R. Gorman Jr.  
15901 Green Meadow Road  
Gaithersburg, Maryland 20879  
(All remaining lots in Fertile Meadows)



9000 Brink Road, Lot 8 Fertile Meadows  
C: Small/C. Leonard

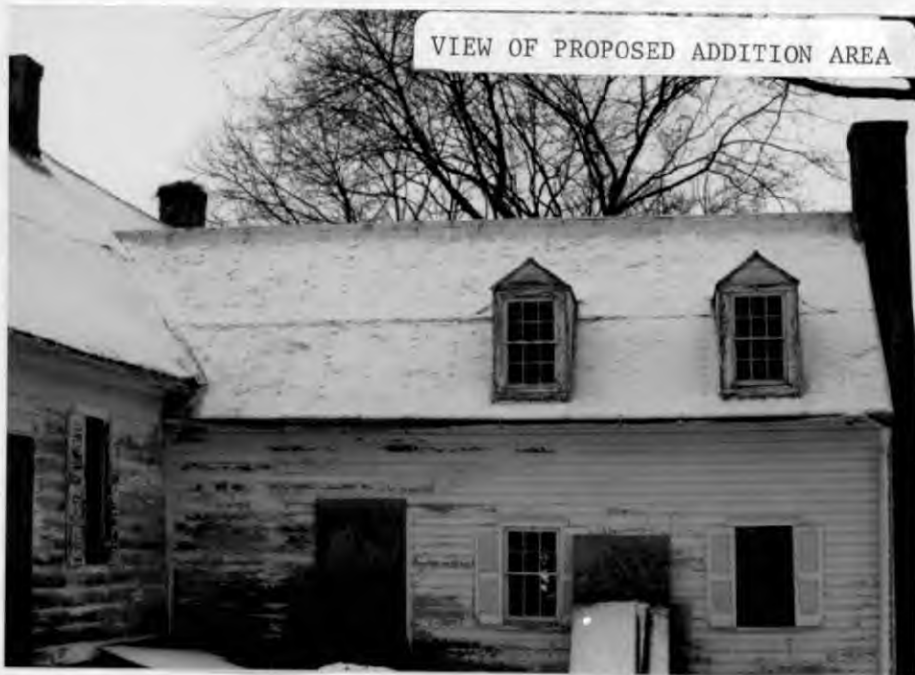




9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



VIEW FROM LOT 7



VIEW FROM LOT 9



VIEW FROM PUBLIC ACCESS

9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



VIEW OF PUBLIC ACCESS



VIEW FROM REAR

9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



9000 Brink Road, Lot 8 Fertile Meadows  
C. Small/C. Leonard



BARN VIEW FROM HOUSE



BARN VIEW FROM PUBLIC ACCESS