

17/20-93A 18511 Beallsville Road
Wallace Poole House

JUNE 25, 1993.

MS. NANCY WITHERELL
HISTORICAL PRESERVATION PLANNER
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING
8787 GEORGIA AVENUE
SILVER SPRINGS, MARYLAND, 20910.

DEAR MS. WITHERELL:

IT WAS A PLEASURE HAVING THE OPPORTUNITY TO VISIT WITH YOU AND MS. GWEN MARCUS YESTERDAY AT OUR FARM AND BEING ABLE TO WALK YOU THROUGH THE RESTORATION WORK THAT WAS FINISHED AS WELL AS THE NEW CONSTRUCTION.

REGRETFULLY AS YOU WERE ABLE TO APPRECIATE WE HAVE BEEN UNABLE TO PROTECT THE MAIN HOUSE FROM THE SEVERE WINTER WEATHER WE EXPERIENCED THIS YEAR AND ALTHOUGH WE COVERED THE ROOF WITH HEAVY TARP, THIS WAS BLOWN OFF BY THE HEAVY WINDS AND HEAVY SNOW WHICH ALSO MADE THE FRONT PORCH COLLAPSE.

WE THEREFORE WOULD LIKE TO REQUEST AN INFORMAL VISIT TO THE SITE OF THE COMMISSION, SO THEY CAN PERSONALLY INSPECT THE DAMAGE AND WE CAN PERSONALLY DISCUSS A SOLUTION AS TO WHAT TO DO WITH THIS HOUSE, WHICH ACCORDING TO THE STRUCTURAL ENGINEERS IS IN SUCH BAD SHAPE THAT IT REPRESENTS A HAZARD TO ANYONE THAT COMES NEAR IT, AS WELL AS A LIABILITY TO US, IN THE EVENT IT SHOULD COLLAPSE INJURING OUR WORKERS.

I LOOK FORWARD TO MEETING YOUR BOARD AND TO YOUR NEWS AS TO THE DATE THAT WOULD BE CONVENIENT FOR THIS VISIT.

THANK YOU FOR YOUR CONSIDERATION TO THIS REQUEST,

VERY TRULY YOURS,

Mary Louise Muldoon
MARY LOUISE MULDOON
18515 BEALSVILLE ROAD
POOLESVILLE, MD. 20837.
TEL: 301-972-7303

Wallace Poole House #17/20



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 00039358

NAME OF PROPERTY OWNER MARY MULLEON TELEPHONE NO. 301 972-7303
(Contract/Purchaser) (Include Area Code)

ADDRESS Box 11, Poolesville MD 20837 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 18511 Street Poolesville RD. (Rt. 109)

Town/City Poolesville MD Election District _____

Nearest Cross Street SEWELL RD

Lot 1450 Block _____ Subdivision _____

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	<input type="radio"/> Circle One: A/C	<input type="radio"/> Slab	<input 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"/> Revocable	<input type="radio"/> Revision	<input type="radio"/> Fence/Wall (complete Section 4)	<input type="radio"/> Shed	<input type="radio"/> Solar
					<input type="radio"/> Woodburning Stove	<input type="radio"/> Other _____

new family dwelling

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peper

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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

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

Mary Louise Mulleon Nov 23 1993
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 12-15-93

APPLICATION/PERMIT NO: 1311730070 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 18511 Beallsville Road	Meeting Date: 12/15/93
Resource: Wallace Poole House	Review: HAWP/Demolition
Case Number: 17/20-93A	Tax Credit: No
Public Notice: 12/1/93	Report Date: 12/8/93
Applicant: Mary Muldoon	Staff: Nancy Witherell
PROPOSAL: Demolition	RECOMMEND: Approval

The applicant appeared before the HPC for a preliminary consultation on November 17, 1993. The discussion concerned the demolition of the Wallace Poole House, a Master Plan site and an individually-listed property in the National Register of Historic Places. The owner seeks permission from the HPC to demolish the main house on the property. At that meeting, the HPC studied photographs and slides of the house in its present condition and reviewed the staff's analysis of the areas of severe deterioration. The entire packet, as prepared for the preliminary consultation, is attached.

STAFF DISCUSSION

After studying the physical condition of the main house during two site visits this summer and fall, the staff has concluded that the condition of the house is too deteriorated for its rehabilitation to be enforced. The hole in the roof, which is the root cause of much of the most serious damage, is too large--and the roof too unstable--to be reasonably repaired under the ordinance's demolition by neglect section.

The owner responded to a request by the HPC in March of 1992 to cover the hole by placing a tarp over it because she had received an engineering report stating that the roof's condition was too deteriorated to undertake more substantial repairs. The tarp subsequently blew off in a storm. The staff agrees that the physical condition of the front right corner of the house, especially the stairhall under the roof hole, is so structurally compromised that repair of the roof would be a dangerous undertaking.

The front corner of the house has pulled off its foundation due to the damage resulting from the roof hole and the subsequent aggravation of the condition by the elements of nature. Water incursion and termite damage have been ongoing for some time, as evidenced by the extent of the damage to wood structural members.

A

The damage extends to other parts of the house, as well, especially along the front facade which is quite weathered. The collapse of the front porch in the spring storm of 1993 accelerated the collapse of the front right corner; the storm collapsed an enlarged opening on the front facade, as well. Photographs of the house taken from some distance show the deterioration of roof members and the instability of the main chimney.

As proposed for discussion by staff during the preliminary consultation, the replacement of so much fabric, if contemplated or enforced, would lead to the construction of a virtually new replacement house and could not be considered historic preservation, since neither restoration nor rehabilitation would properly define the results. It is clear that the house would have to be disassembled in sections and rebuilt from the foundation upwards. The staff estimates that the vast majority of fabric would have to be replaced and could not be reused, with the exception of several of the structural members, and the surviving mantels and doors. One intact window sash survives. The clapboard underneath the later siding is probably partially salvageable, although an inspection of the visible clapboard shows that it is termite infested and rotted from exposure to water.

(The interior work does not come under the purview of the HPC, but the staircase would have to be completely rebuilt of new fabric, as would large sections of the flooring. An earlier fire and vandalism destroyed other interior fabric. Much of the interior fabric that survives is in poor condition.)

The real issue is the presence or absence of physical integrity, since the house must convey the historic and architectural character of its time and place. The extent of the deterioration is such that, in the staff's judgment, it is no longer feasible to repair the existing fabric. Therefore, the next option would be to replace so much of the exterior of the house that it would be a virtual replication. The ordinance was not established to recreate historic houses, but to protect them. This historic house was failed by many parties, but particularly by previous owners, during a period of many years. In the staff's judgment, the physical integrity has been lost.

STAFF DECISION

Based on definitions of physical integrity commonly used in the field of historic preservation and found in federal regulations for both designation and rehabilitation, as well as the designation criteria found in Chapter 24A, the Wallace Poole House no longer conveys the historical and architectural qualities it did at the time of designation on the Master Plan.

The staff recommends that the Commission conclude that the physical integrity of the Wallace Poole House has been lost due to many years of neglect, that the physical integrity is not recoverable, and that it no longer conveys the distinctive characteristics of a house type, period, or method of construction [Chap-

(B)

ter 24A-3(b)]. The staff further recommends that the Commission concur with the HAWP application to demolish the main house, using criterion 24A-8(b)4:

The proposal is necessary in order that unsafe conditions or health hazards be remedied.

The Secretary of the Interior's Standards for Rehabilitation are not applicable in this instance, since they are used only in cases where retention of the structure is assumed.

(C)



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 00039358

NAME OF PROPERTY OWNER MARY MULDOON

TELEPHONE NO. (301) 972-7303

(Contract/Purchaser)

(Include Area Code)

ADDRESS Box 447 Poolesville MD 20837

STATE _____ ZIP _____

CONTRACTOR _____

TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____

TELEPHONE NO. _____

(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 18511 Street Beallsville RD. (RT. 109)

Town/City Poolesville MD Election District _____

Nearest Cross Street JERUSELEM RD

Lot P 450 Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Mary Louise M. Muldoon

APR 1 1993



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

BADLY Deteriorated Clapboard House. The Roof has fallen IN and there is extreme water, WIND, and Termite Damage Throughout. The house has been badly VANDALIZED over the years and fires set in the interior. From the foundation ~~to~~ on up The physical integrity of the house has been found by^a structural engineer and builder to be unsound.

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

Demolition of the above mentioned house

2. Statement of Project Intent:

Short, written statement that describes:

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

Demolition

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

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

3. Project Plan:

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

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

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

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.


Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Mr. Joseph A. Muldoon
 Address 18410 Beallsville Rd.
 City/Zip Poolesville, MD. 20837
2. Name Mr. Joseph A. Muldoon
 Address 18410 Beallsville Rd.
 City/Zip Poolesville MD. 20837

} CONFRONTING property
 Across the STREET

ADJACENT
 ON 3 SIDES
 (Directly Behind
 AND on Both
 SIDES North and
 South.) (9)

Mr. Joseph Muldoon owns
 -3-
 the property on all 4 sides
 of this property. 

FRONT



REAR



FRONT
RIGHT
CORNER
(STAIR-
HALL)



(H)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 18511 Beallsville Road	Meeting Date: 11/17/93
Resource: Wallace Poole Farm, #17/20	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 11/3/93	Report Date: 11/10/93
Applicant: Mary Muldoon/Manuel Rojas	Staff: Nancy Witherell
PROPOSAL: Demolition	RECOMMEND: Proceed with consensus that physical integrity is lost

The Wallace Poole Farm, a site whose earliest buildings, including the main house, date as early as 1824-1840, was listed on the Master Plan for Historic Preservation in 1979. It is also listed in the National Register of Historic Places under the name Dowden's Luck. Comprising almost 150 acres, the property includes the main house; a stone slave quarter, a brick smokehouse, and stone spring house, all dating to the period of the house's construction; as well as later agricultural structures such as a bank barn, a silo, several recent barns, and a tenant house for which the owners obtained a HAWP from the HPC in March of 1992.

The property is associated with the development of the western part of the county, the agricultural heritage of the county, and families who contributed to our local historical record. The house is a frame Federal-style house with later Italianate-style elements, and illustrates the hallmarks of those styles as interpreted in Montgomery County during the nineteenth century. The historic outbuildings are particularly distinguished, and the main house faces the road from a knoll surrounded by trees. The staff refers the Commissioners to the attached documentation for more detailed information.

The applicants, who live in the tenant house, have owned the property for several years. The previous owner was Ms. Muldoon's father, and the property was in investors' hands prior to that time.

The applicants would like to demolish the house and build a new house at a future date on the site of the existing site. Their reason for wanting to demolish the house is its poor physical

condition, as assessed in a brief engineering assessment obtained by the applicants in November 1991.

CHRONOLOGY

1990

On January 3, 1990, a Notice and Order to correct Demolition by Neglect was posted to the property's owner, Joseph Muldoon, by an inspector for DHCD (attached). Deterioration of exterior features was noted, as was the potential for "permanent damage, injury or loss of or to the exterior features." The list of corrective action to be taken was partially undertaken, including boarding windows and doors on the main house. The staff is not aware if roof repairs were undertaken at that time. The current owners have undertaken all the repairs required for the slave quarters and, in fact, the building now functions as an office.

1992

The staff inspected the interior of the main house prior to the March 1992 HAWP review. At that time, the house was in extremely deteriorated condition but was, in the staff's judgment (even though the visit postdated the engineering report obtained by the applicants) in potentially salvageable condition if sufficient funds were expended. The staff has had professional experience with deteriorated historic structures and has seen restoration or at least rehabilitation of structures in equally bad condition. Without discounting the professionalism of the engineering report (attached), the staff finds it brief and the probably the work of a firm that deals primarily with newer structures. The staff has made its own physical assessment.

In the early spring of 1992, the staff observed: the difficulty the applicants had in permanently boarding the openings, the deterioration of interior elements due to fire and water damage, the loss of interior elements due to vandalism, the structural unsoundness of areas on all floors, the main staircase which was pulling away from the side wall and largely collapsed, the hole in the roof at the front right corner of the house above the staircase and the resulting water damage, the visible results of insect damage to and rot of primary structural members, and the absence of most of the sash windows.

The subject of the deteriorated house was raised at the March 1992 HPC meeting (summary of minutes attached). Ms. Muldoon stated that the purpose of the tenant house was to have the site inhabited to prevent future vandalism, that she intended to start repair work on the house in the future, and that she would cover the hole in the southwest corner of the roof.

According to Ms. Muldoon, a tarp was placed over the hole in the roof and no more permanent covering was installed because of the unstable condition of the house.

CURRENT CONDITION

The current condition of the house is substantially worse than it was in March 1992. The Spring 1993 storm caused serious damage to the structurally weakened southwest corner of the house, collapsing the southwest corner and opening it to the elements, collapsing the front porch completely, and pulling away a portion of the front facade that had been altered with a sliding glass door. (The storm also demolished a new metal barn and took down a large tree, both near the main house.)

As result of the damage this spring, the staff observed in July 1993 the worsened condition of the house. For the sake of clarity during the Commission's discussion, please study the floor plan produced for the Master Plan designation and annotated by staff with numbers corresponding to the following 10 points. Slides will be shown of these areas, as well.

1. The front porch is collapsed flat on the ground in front of the house.
2. The southwest corner of the house is open to the elements from the first floor to the roof. An advanced state of vegetal growth is occurring. Deterioration of wood structural elements is severe at this point. The house has been pulled off its foundation at this corner. A view of the south elevation shows the settling of the house on the ground along this side.
3. On the interior at this corner, the staircase is virtually completely detached from the interior walls. The steps have collapsed due to long exposure to the elements and to the stress of the dislocation of the house from its foundation. Only portions of 4 balusters remain of the entire staircase. The front door and original sidelight glass are gone.
4. In the central portion of the front (west) facade, a gaping hole exists on the first floor. Although fire damage is evident and contributed to the weakening of the fabric, the wall was also weakened by the replacement of the original openings with a sliding glass door.
5. The roof is collapsing around the roof members. This deterioration is particularly noticeable on the rear gable face. From the inside, skylight is visible in many areas at the cornice level when standing on the second floor.
6. The second floor near the front hallway and staircase is not sufficiently sound to carry a person's weight.
7. Most of the original 6/6 sash windows are gone. There is a very fine intact 6/6 window with the attenuated muntins indicative of the Federal style on the second floor rear elevation; other partial 6/6 sashes are extant sporadically.

8. Fireplace surrounds, doorway casings, and some of the doors are intact or present and are salvageable. Most doors and much of the trim has been removed or vandalized.

9. In addition, some of the largest roof members and some of the random width floor boards appear to be salvageable. Overall, however, the state of wood preservation is poor. The staff saw no indication of wet rot, but there is dry rot in interior areas open to the elements. The primary cause of wood deterioration is exposure and termite damage. The wood is soft to the touch in many areas and can't pass the jackknife test.

10. The large brick chimney block is unstable and visibly pulling to the south, toward the collapsing center of the house.

STAFF DISCUSSION

In the staff's judgment, the physical integrity of the house is lost. Regardless of reasons for or blame for the decay over the past decades, the physical fabric of the house is too deteriorated to be repaired. The staff estimates that if the house were to be restored, over 95% of the fabric would be new. The house would have to be completely dismantled and rebuilt from the foundation up, using the remaining old fabric as artifacts for display within a new house.

Theoretically, the house could be virtually duplicated from extant physical evidence. The interior trim and elements are sufficiently indicated. The exterior clapboard siding (under later shingles) could be duplicated. The porch trim is partially intact, even though the porch roof is now resting on the ground, and could be duplicated from the remaining pieces and from photographs. The house could be made to look like it did when it was in good condition several decades ago.

When the most recent Maryland Historic Trust State Historic Sites Inventory Form was prepared by Mary Ann Kephart in May of 1986, the physical condition was described as "deteriorated." The condition was upgraded to "fair" on the computer-generated information sheet for the file. Today, in the staff's judgment, the physical condition would be too severely compromised to be eligible for the Master Plan.

Although there are very pragmatic reasons to consider, such as the amount of funds necessary to do a restoration (of even just the exterior), or the impossibility of working on the building when it is in such a parlous state, the staff would prefer to focus the HPC's discussion on the intent of the National Historic Preservation Act and its subsequent amendments and federal regulations in the establishment of professional standards for the review and disposition of historic properties.

PHYSICAL INTEGRITY

Physical integrity is a primary criterion in any type of govern-

mental review of historic property, be it designation or restoration or adaptive use. First, the Secretary of the Interior's Standard #6 states:

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.

In this instance, the replacement would be virtually total.

Second, the National Park Service has adopted through regulation the 75% rule--whereby 75% of the exterior fabric of a structure (approximately 3 of the 4 walls) should be intact in order for a structure to qualify for federal rehabilitation investment tax credit.

Third, physical integrity is one of the six criteria a structure must meet in order to be placed in the National Register of Historic Places.

The staff readily notes that the building is not subject to federal rehabilitation tax credit review. The staff raises these points in order to compare the standards normally used to assess a historic structure and to apply similar professional standards to this property.

Chapter 24A-3(b) describes the standards by which Master Plan designations are made in Montgomery County. While the house certainly met the criteria at the time of designation, the staff finds that the house no longer tells the story of the history of the founding families or conveys the distinctive characteristics of a house type, period or method of construction.

True, if one dares tour the interior of the house, the floor plan, staircase and hallway, and the extant fireplace surrounds and window and trim fragments do indicate the historical and stylistic time period of the house. But it is a basic tenant of preservation law that an assessment of architectural and historical significance be firmly tied to an assessment of physical integrity.

OPTIONS

In the staff's judgment, the owners have several options. The first option, the most desirable from the staff's perspective, would be to restore the house. Sadly, in the staff's judgment, the house is beyond restoration, since insufficient sound fabric remains.

The second option, rehabilitation, a lesser level of work, is also not possible, staff believes, because the house would have

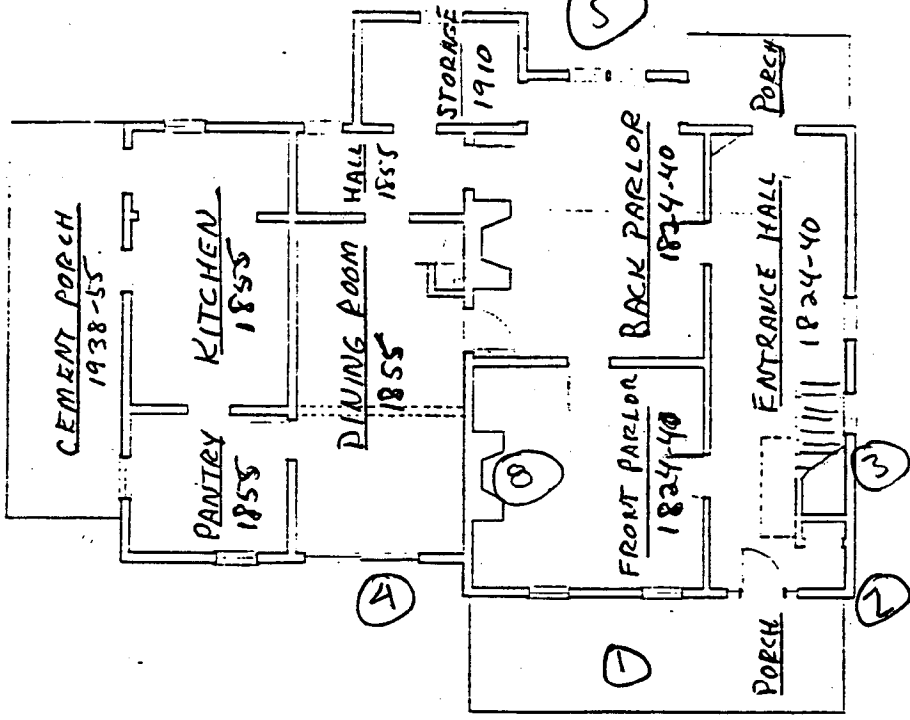
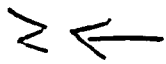
to be taken down and completely rebuilt.

The third option is new construction. The house could be re-created, reusing the few remaining sound elements. The project would require the demolition of the house and new construction using mostly new fabric but replicating the appearance of the house on its exterior and, if the owners wish, on the interior, as well. This project could not be called preservation, but would convey from a distance the original character of the property.

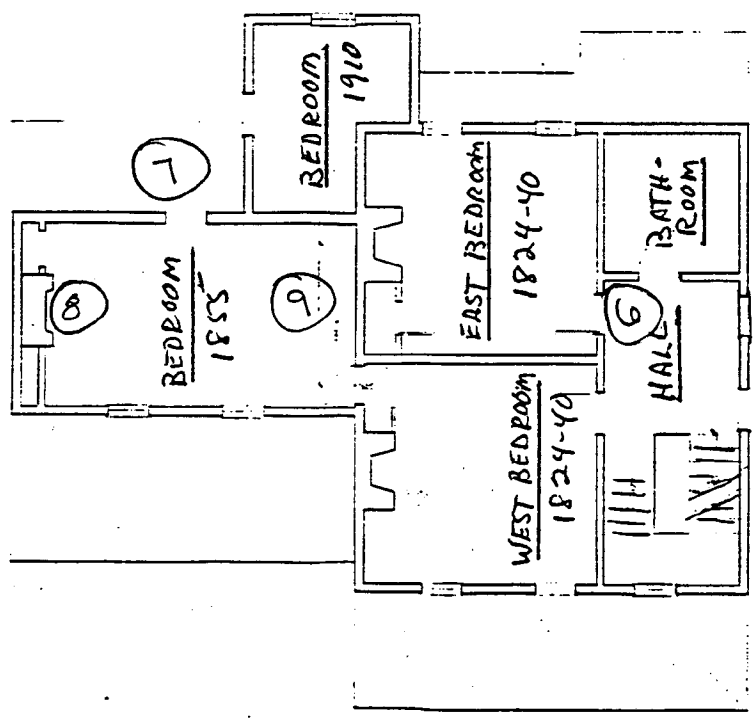
The fourth option would be to demolish the house and build another house of a perhaps similar design on the knoll. The staff would suggest that the property as a whole remain on the Master Plan for Historic Preservation because the outbuildings are architecturally and historically significant. If the HPC agrees with this assessment, it would have review of the new construction.

With this assessment, the staff reluctantly concludes that the house's ruinous condition--allowed to develop over a period of many years, noticeable at the time of National Register designation, and completed by the Spring 1993 storm--places it beyond the assistance or the regulatory powers of either state or county authority. The physical integrity of the house is not recoverable.

"DOWDEN'S LUCK"
 MONT GOMERY COUNTY, MD.
 FLOOR PLANS

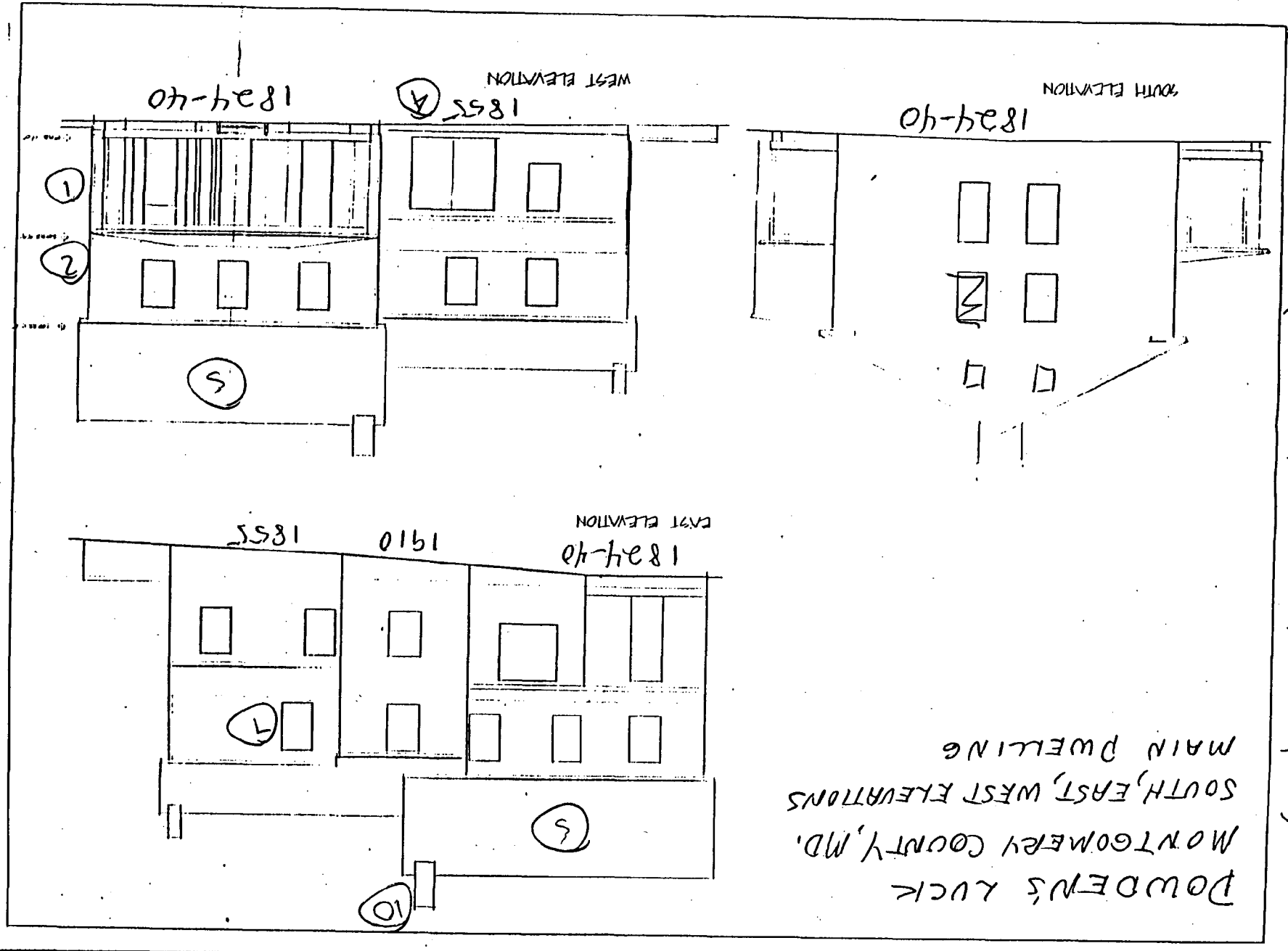


EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

(numbers are keyed to items in the staff report)



POWDER'S LUCK
 MONTGOMERY COUNTY, MD.
 SOUTH, EAST, WEST ELEVATIONS
 MAIN DWELLING

(NUMBERS ARE KEYED TO: SHEET 3000)

November 9, 1993

Mary Louise Muldoon
Box 447
Poolesville, MD 20837

Dear Commissioners,

In 1991 I purchased 60 acres of property in Poolesville. At the time it was open alfalfa fields and a veritable "jungle" around the homesite and stone slave quarters. I have spent the last 2 years bringing the farm back to life by excavating the brush, building fence, restoring the slave quarters (which is now an office), and replacing the roof on the smoke house, repointing the entire bank barn wall and foundation, stabilizing the silo, restoring the corn crib - new roof - siding and paint, restoring the old tractor shed - new roof - siding and paint, pruned and doctored all of the trees, and built a tenant house.

I picked the style of the tenant house so that it blended with the two barns (in size and color) and didn't "stand out" or take away from the focus of what someday should be a manor house.

Unfortunately, the existing farmhouse is beyond restoration. I've had a structural engineer survey the structure and his conclusion was that it is unsalvageable. Several reputable builders came to the same conclusions and that furthermore, it would be unsafe to work on.

I would like to stress that I am extremely concerned about the HAZARDS and LIABILITY involved with having this unsafe structure on my farm. Being a Riding Instructor and Horse Trainer by profession, I have daily visits by my clients and their children. Therefore, this building poses a serious risk for exposures to liability for injury to children, farm labor, dogs and "passerbys".

I would like the commission to take in account that I have been working very hard to restore this property to what it once was at great effort and expense. But, unfortunately this house has been neglected for far too long. Therefore, I would like to ask the commission to grant me a permit for demolition.

Thank you for your consideration,

Sincerely,

Mary Louise Muldoon
Mary Louise Muldoon

TAIWO JOHNSON & ASSOCIATES, INC.

CONSULTING ENGINEERS AND PLANNERS
601 Alluvion Street Baltimore, MD 21230 301-659-6875

**REPORT ON THE STRUCTURAL CONDITIONS
OF THE ABANDONED TWO-STORY RESIDENTIAL STRUCTURE
THE MULDOON FARM IN POOLSVILLE MARYLAND**

November 1991

**By: TAIWO JOHNSON AND ASSOCIATES, INC.
Consulting Engineers
301-659-6875**

TAIWO JOHNSON & ASSOCIATES, INC.

CONSULTING ENGINEERS AND PLANNERS
601 Alluvion Street Baltimore, MD 21230 301-659-6875

Ms. Mary Louise Muldoon
Box 447
Poolesville, Maryland 20837

November 20, 1991

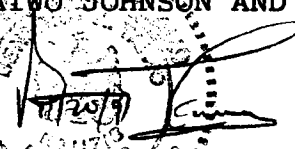
Re: The Structural Conditions Of The Abandoned Two-Story
Residential Structure On The Muldoon Farm, Poolesville Maryland
TJA Project Number: B-10077

Dear Ms. Muldoon,

We have completed the investigation and the evaluation of the two-story farm house on your farm in Poolesville, Maryland. The inspection of the structure was performed on November 4, 1991. Enclosed is our report that contains a narrative of our observations, and recommendations regarding the feasibility of a restoration of the structure.

Thank you for the opportunity to serve and should you have any inquiries, please do not hesitate to contact us. We shall respond promptly.

Sincerely,
TAIWO JOHNSON AND ASSOCIATES INC.


Mr. B. Toki Taiwo, P.E.
President

TAIWO JOHNSON & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS

INTRODUCTION

This report is a compilation of the observations and engineering evaluation of the conditions of the essential structural elements of the wood frame two-story residential structure. The farm is located in the southwest region of Montgomery County, Maryland.

The report describes the existing structural and building code anomalies, and recommendations.

DESCRIPTION OF THE STRUCTURE

The basic building is a two-story wood frame structure founded on stone masonry foundation. The frontal porch and its roof are integral parts of the main residence.

The conditions of essential structural members - roof rafters, studs and floor joists - were so unsound, that the building has become critically unsafe and hazardous. See Photographs #3, #4, #5, #8 and #9. The four basic factors, that caused the severe losses of structural integrity in the building are as follows:

1. The extensive structural damages caused by a fire were not adequately repaired. These have become more apparent as the plaster and drywall detach from the badly charred ceiling rafters, floor joist and walls.
2. The severity of the observed termite damages of the

TAIWO JOHNSON & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS

first floor, ascertain the existence of the destroyers in areas yet uncovered. In this respect, the existing structure pose an even greater hazard to potential remedial work and the public.

3. The decay of the roof and floor diaphragms are prevalent because of continuing oxygen and ample areas of moisture penetration resulting from collapse segments of the roof.
4. We found the foundation wall inadequate, structurally. The disintegration and lack of cementitious material in its joints, and the shallowness of its depth of embedment below grade, have resulted in the loss of segments of the foundation wall and severe differential settlement. See photographs #6 and #7.

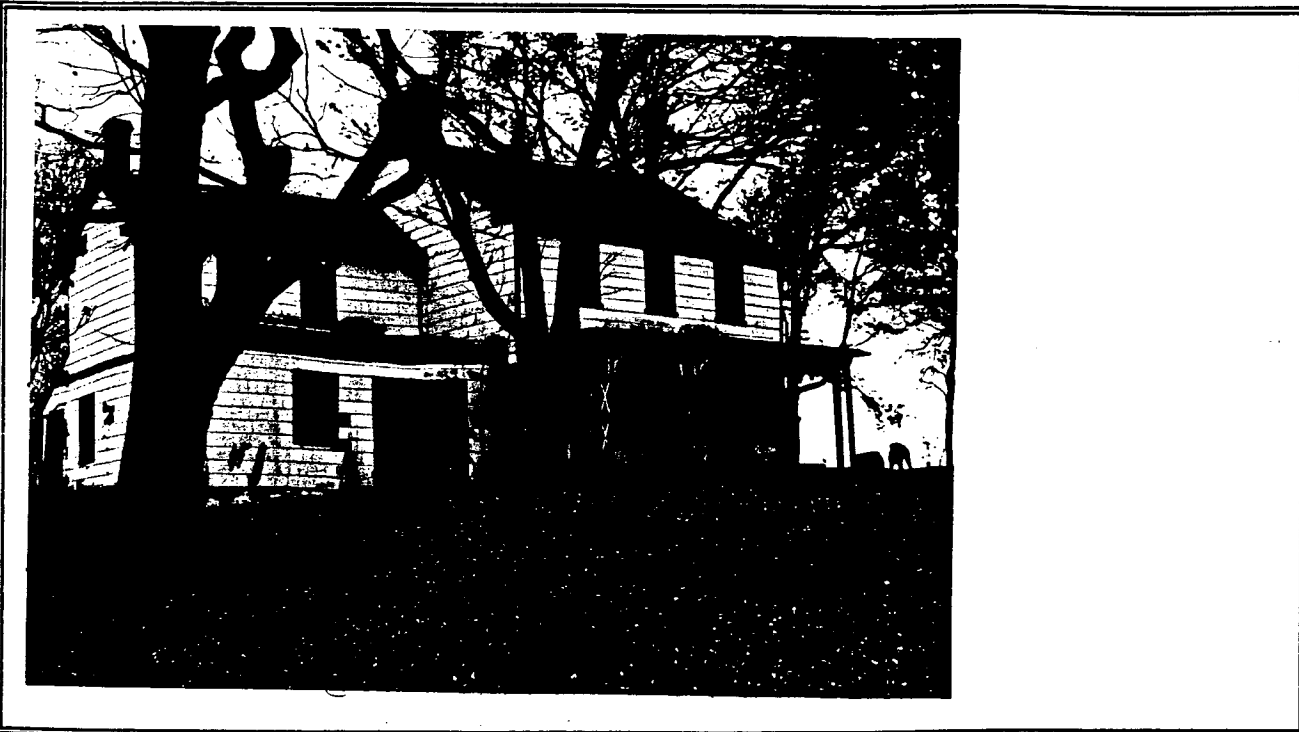
DISCUSSION

The existing violations of the structural aspects of the building codes are extensive. Efforts to correct the critical parts of the building e.g. the underpinning of the foundations and shoring for the replacements of structural elements, will pose incalculable dangers to potential workers and the owners. It is our opinion that, the potential costs associated with remedial efforts and risk, far exceed the cost of building a new structure. The historically features of the building, can be duplicated readily, in a new construction, if deemed necessary by the owners.

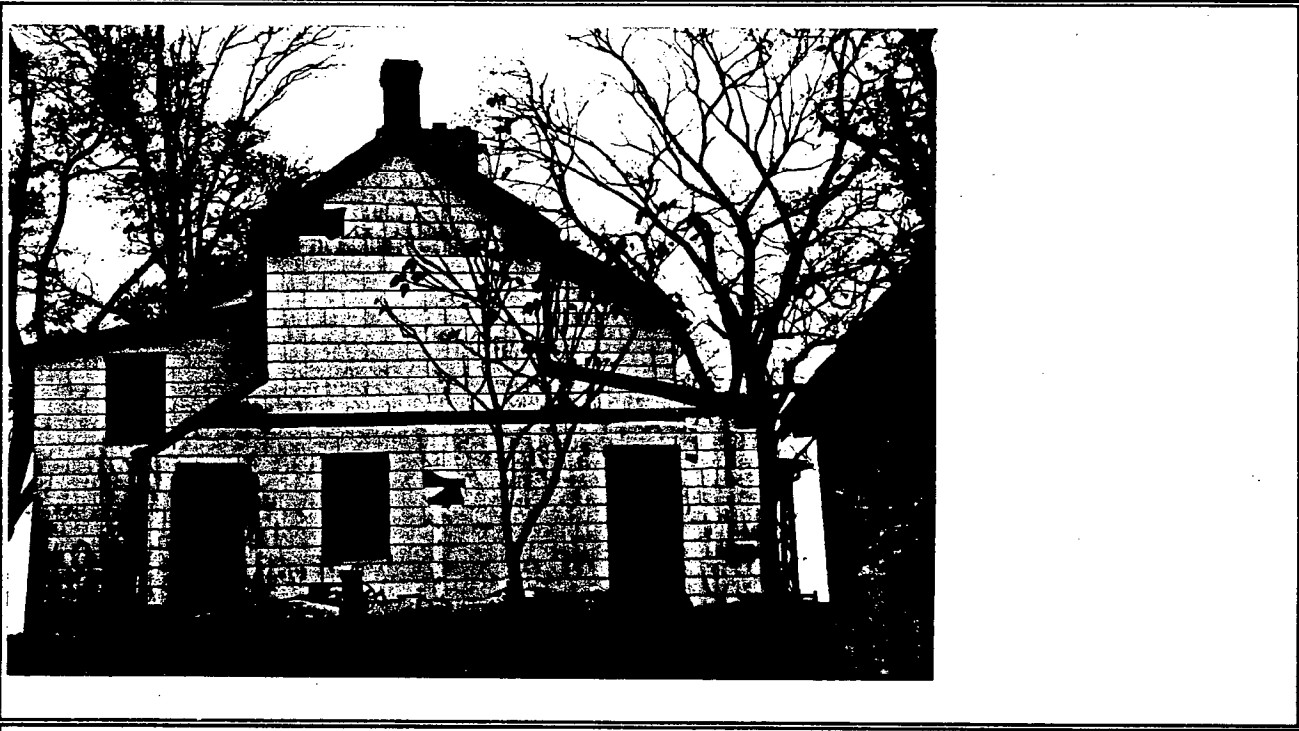
TAIWO JOHNSON & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS

RECOMMENDATIONS

We advise the razing of the existing structure because of the necessity for a new foundation system, the severity of the damages to the primary structural elements and potential risk of lives. The owners must alert potential workers to safeguard against the dust particles of the asbestos-based siding.



Photograph No. 1.

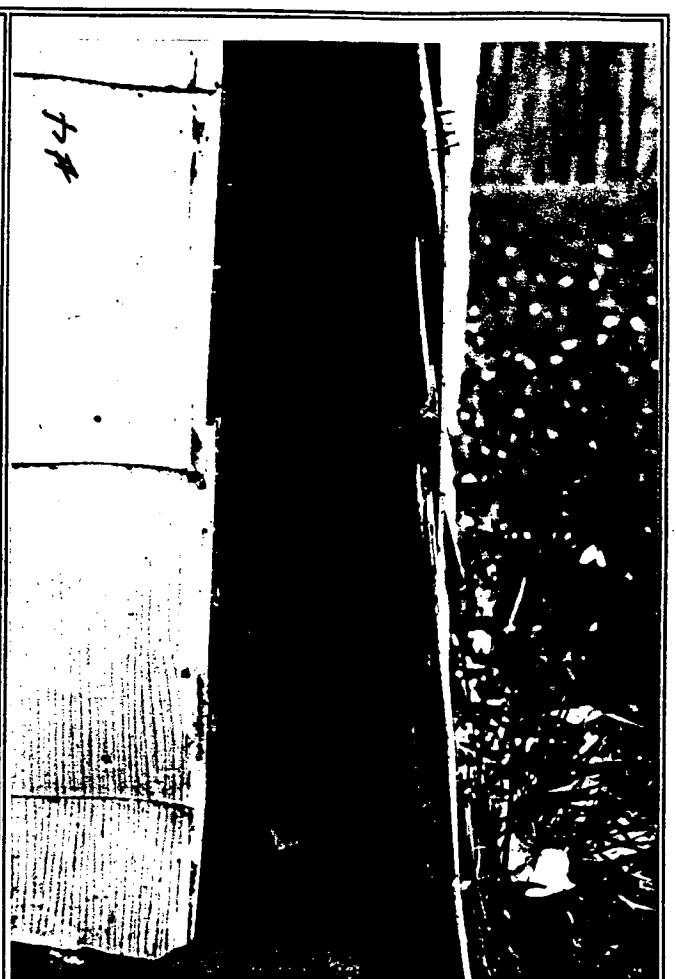


Photograph No. 2.

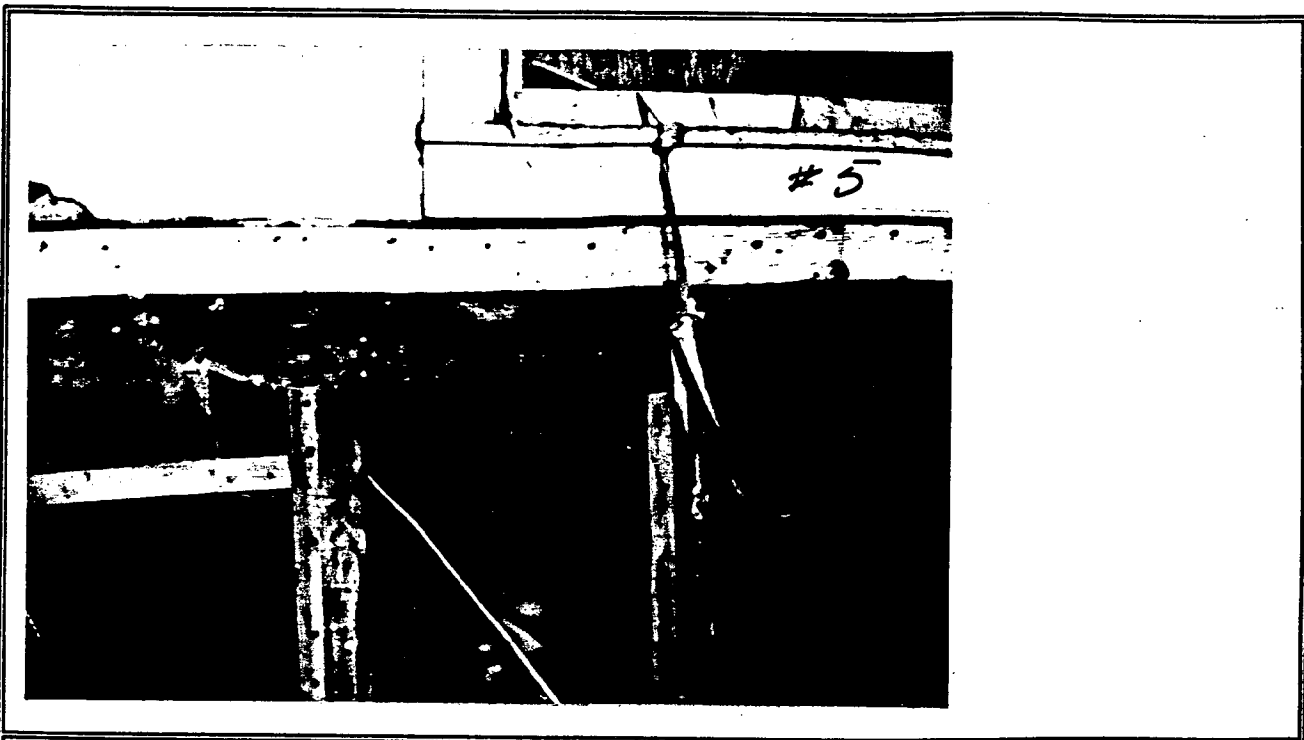
(photos date to time of engineering report - Nov. 1991) (15)



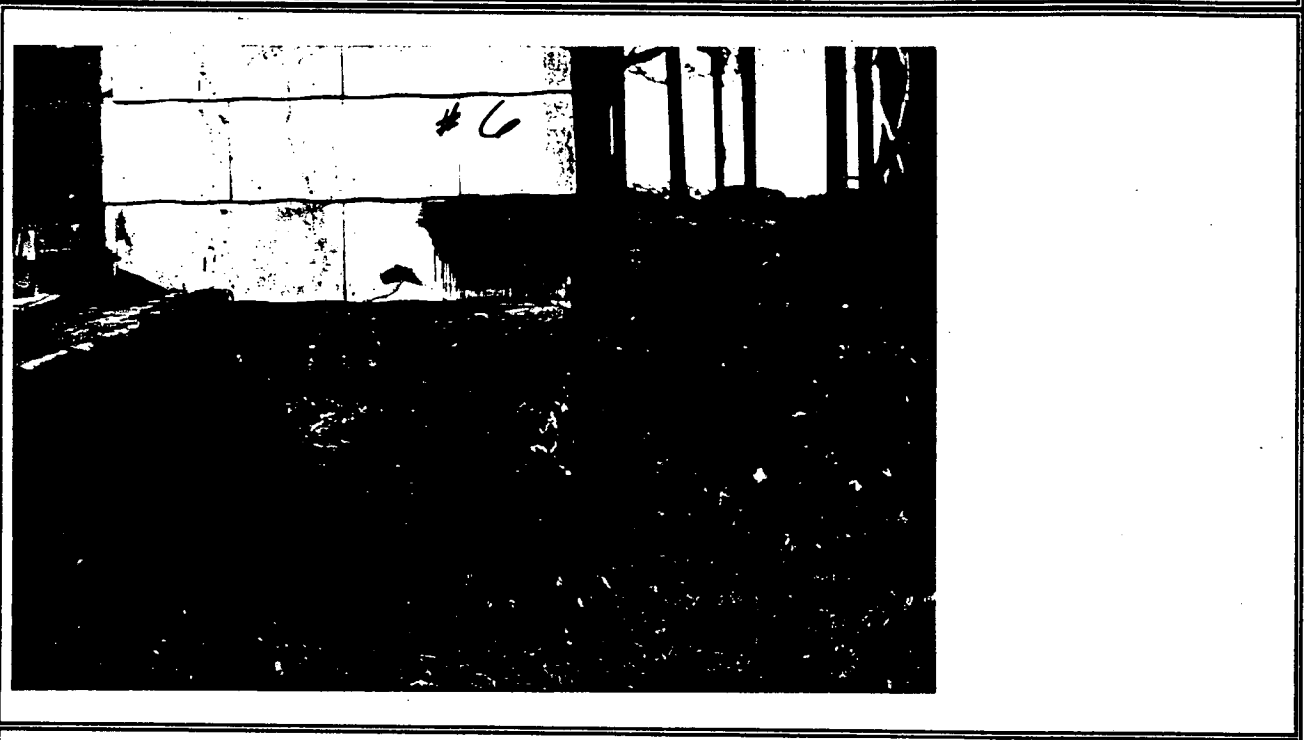
Photograph No. 3



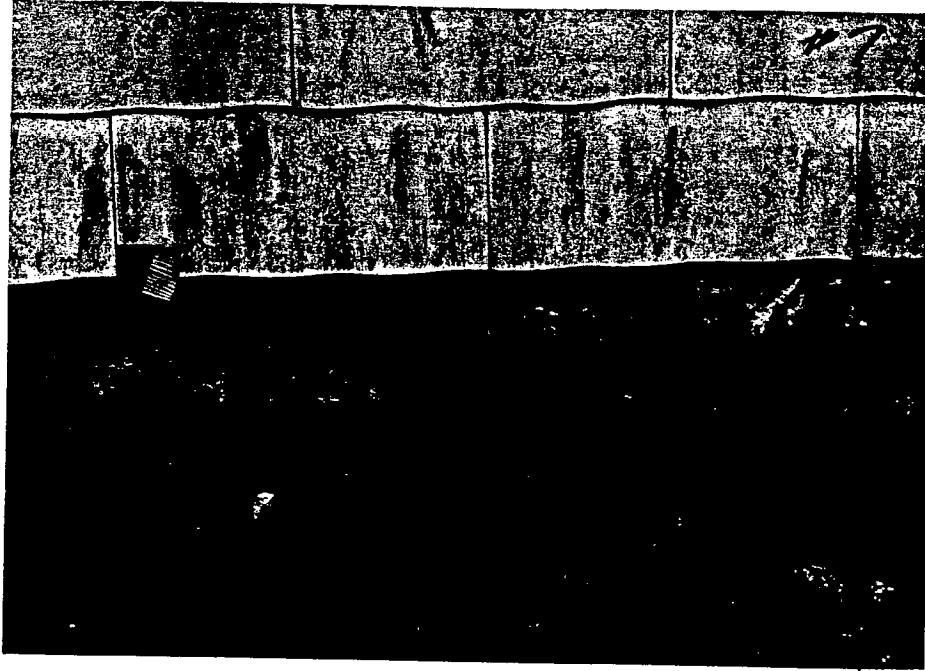
Photograph No. 4



Photograph No. 5.



Photograph No. 6.



Photograph No. 7.



Photograph No. 8.



Photograph No. 9

***** HISTORIC SITE FORM *****

ATLAS # 17/020-000 HIST. NAME WALLACE POOLE HOUSE ENTRY DATE 01/02/87
ADDRESS 18511 BEALLSVILLE ROAD
OWNER JOSEPH MULDOON, JR. ADDRESS 5101 WISCONSIN AVENUE, N.W.
CITY WASHINGTON STATE DC ZIP 20016 PHONE 202-362-0840
TAX ACCOUNT # 00039358 TAX MAP # CT123 MAP COORD 225W20
LOT/BLOCK P450 ACREAGE 0142.45 ZONING RDI USE AGRICULTURAL
MASTER PLAN AGRICULTURE CIVIC 288

**** DESCRIPTION/SIGNIFICANCE ****

CRITERIA _____ YEAR 1840 COND FAIR STYLE 2 STY FRAME HOUSE
FEATURES/INTEREST _____
ENVIR SETTING _____

**** ADMINISTRATIVE INFORMATION ****

STATUS MASTER PLAN
HIST PRES COMM REC _____ BOARD REC _____ COUNCIL ACTION _____
HPC EVAL DATE _____ BOARD HEARING DATE 05/21/79 BOARD ACTION DATE 06/29/79
CC RES # 09-532 DATE 07/24/79 MNCPPC RES # 79-29 DATE 09/12/79

COMMENTS _____

ACHS SUMMARY FORM

MP

1. Name: Dowden's Luck (Wallace Poole Farm)
 2. Planning Area/Site Number: 17/20 3. M-NCPPC Atlas Reference: Map 5 F-19
 4. Address: ¹⁸⁵¹¹ Beallsville Road (near Jerusalem Road), Poolesville

5. Classification Summary

Category	<u>building</u>	Previous Survey Recording	<u>M-NCPPC</u>
Ownership	<u>private</u>	Title and Date:	<u>1976 Inventory of Historical Sites</u>
Public Acquisition	<u>N/A</u>		
Status	<u>unoccupied</u>		
Accessible	<u>no</u>	Federal	<u>State</u> <u>x</u> <u>County</u> <u>x</u> <u>Local</u>
Present use	<u>agriculture</u>		

6. Date: early 19th century 7. Original Owner: John A. Chiswell

8. Apparent Condition

a. fair b. altered c. original site

9. Description: The house is a two story, frame structure with a three-bay, ma (west) facade. The entrance is in the south bay. The windows are six-ove six double-hung sash with panels below that open to provide access to the porch. The porch has lattice-work supports and elaborate brackets. The main cornice is also bracketed. At the north end is a large interior chimney. At present the house is boarded up.

North of the house is a stone quarters or kitchen with an external stone chimney. It has a windowless facade. There is an A-roofed brick smokehouse; it has mortised, tenoned, and pegged rafters. West of the smokehouse is a low, A-roofed dairy on a stone foundation.

Although badly overgrown, the terraced garden at the back of the hous retains the original configuration of three tiers. The setting of the hou still offers a fine view of the surrounding countryside from the house and lawn. It is shaded by large trees, and surrounded by farm fields.

10. Significance: This plantation served as a wedding gift twice from father t son of two old County families. Joseph Newton Chiswell, grandson of 1738 settler Stephen Newton Chiswell, gave the 372 acre tract to John Augustus Chiswell in 1824 "for and in consideration of the natural love and affecti which he had for the said John A as also for the better support and main- tenance and preferment of the said John A. John and his wife Eleanor buil a two story frame house, with a story and a half wing, as well as a stone dairy, stone slave quarter, brick smokehouse, a stone and log still house, a stone smith shop, a brick "Switzer Barn" (bank barn), a stone stable, lo cornhouse, log tobacco house, paled garden and orchards.

In 1855 John A. Chiswell's son, Joseph N. sold the farm of 181 acres (the tract had been divided among three siblings) to William Dennis Poole, whose ancestors had come to the area in the early 1700s. Again the proper was deeded to a son by his father -- in 1860 by William Dennis Poole to William Wallace Poole -- "for and in consideration of the natural love and affection..." Leaving most of the outbuildings intact, Wallace Poole and his wife Avilda Allnutt Poole added "gingerbread" decoration to the house, and established a terraced garden behind it. In 1938 "Dowden's Luck" was sold out of the family, and recently has been owned by a group of speculators.

11. Researcher and date researched: Mary Ann Kephart-12/78 Michael Dwyer Arch. Description

12. Compiler: Gail Rothrock 13. Date Compiled: 10/79 14. Designation Approval

15. Acreage: 142.45 acres

MARYLAND HISTORICAL TRUST

M: 17/20

MAGI#

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Dowden's Luck (Wallace Poole Farm)

ANO/OR COMMON
Ellerslie

2 LOCATION

STREET & NUMBER
Beallsville Road (near Jerusalem Road)

CITY, TOWN
Poolesville — VICINITY OF CONGRESSIONAL DISTRICT
8

STATE
Maryland COUNTY
Montgomery 20837

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
Thomas A. and M.M. O'Neil et al Telephone #: 537-1057

STREET & NUMBER
3521 Rittenhouse St., N.W.

CITY, TOWN
Washington, D.C. — VICINITY OF STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.
REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 3223
Folio #: 249

STREET & NUMBER

CITY, TOWN
Rockville STATE
Maryland 20850

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
M-NCPPC Inventory of Historical Sites

DATE
1976 — FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS
Park Historian's Office

CITY, TOWN
Rockville STATE
Maryland 20855

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The house is a two story, frame structure with a three-bay, main (west) facade. The entrance is in the south bay. The windows are six-over-six double-hung sash with panels below that open to provide access to the porch. The porch has lattice-work supports and elaborate brackets. The main cornice is also bracketed. At the north end is a large interior chimney.

To the north is a lower two story, three bay addition with a small internal end chimney.

North of the house is a stone quarters or kitchen with an external stone chimney. It has a windowless facade. There is an A-roofed brick smokehouse; it has mortised, tenoned, and pegged rafters. West of the smokehouse is a low, A-roofed dairy on a stone foundation.

Dowden's Luck (Wallace Poole Farm)

John A Chiswell, Jr. married Sarah Rebecca Phillips. In 1852, shortly after the birth of their son, John died at age 22. His infant son died before he reached his first birthday.¹⁰

In 1854, John Chiswell's Sr.'s heirs, Howard G., Joseph N., and Jemimah Ellen Chiswell, petitioned for a partition of their father's estate. The part of the 373 acre plantation containing the house and outbuildings became the property of the second son, Joseph Newton Chiswell.¹¹ It contained 181 acres and included the widow's dower lot, part of which was across the public road leading from Poolesville to Beallsville. A plat drawn in 1855 shows the location of the house to be the same as its location today.

In 1855, Joseph N. Chiswell sold the 181 acre farm with buildings to William Dennis Poole, and a second Poolesville family, whose ancestors had come to the area in the early 1700's, became the owners. Again the property was deeded to a son by his father "for and in consideration of the natural love and affection...for their son for his better maintenance and advancement", this time in 1860, to William Wallace Poole.¹³ Wallace Poole had been named for William Wallace the Scottish patriot, and so called his new home "Ellerslie" after the patriot's famous home in Scotland.¹⁴

Leaving most of the outbuildings as they were, Wallace Poole and his wife Avilda Allnutt Poole changed the exterior of the dwelling to suit the style of the times. They added "gingerbread" carved decoration to the porch, and extended the windows on the first floor front facade to the floor and installed stenciled glass around the doorways.¹⁵

They established a terraced garden at the back of the house. The lawn sloped gently down to a bank supported by a stone wall. Three stone steps descended to the next terrace, about 10 x 30 feet in area. Again a bank supported by a stone wall and again three stone steps to the next terrace. A niece of the Poole family recalls playing here as a little girl and relates that the first two levels below the lawn were filled with flowers and the third level with perennial vegetables such as asparagus and rhubarb.¹⁶

Tax assessments from 1869 to the year of Wallace Poole's death in 1899 show him to be a man of considerable property, both real and personal.¹⁷ He served in his community on various commissions and boards, as warden in St. Peter's Parish,¹⁸ and was an acknowledged leader among his fellow men.¹⁹

"Dowden's Luck" (Ellerslie) was inherited by his sons and daughters who lived here until 1938.

That year the farm was sold to Thomas W. Perry and the house became a tenant house. Following Mr. Perry's death it was sold to a group of speculators.²⁰ No longer occupied, it has suffered a minor fire and some vandalism. At present the house is boarded up.

Five of the ten original plantation buildings are still standing: the dwelling (listed as two buildings, which are now connected), stone dairy 9 x 12 feet, stone slave quarter 16 x 24 feet, and brick smokehouse 12 x 15 feet.

Dowden's Luck (Wallace Poole Farm)

Although badly overgrown, the terraced garden at the back of the house retains the original configuration of three tiers. The setting of the house still offers a fine view of the surrounding countryside from the house and lawn. It is shaded by large trees, and surrounded by farm fields.

FOOTNOTES:

1. Farquhar, Roger Brooke, Historic Montgomery County, Md: Old Homes and History, Monumental Printing Co., Baltimore 1952, p. 173.
2. 1813 Tax List with changes, Montgomery County Historical Society, Rockville, Maryland.
3. Genealogy of the Griffith Family, Descendants of William and Sarah MacCubbin Griffith, unpublished.
4. Land Records of Montgomery County, Md., X/245.
5. Montgomery County Orphan's Court, 3/170 (October 6, 1840).
6. Land Records, op. cit., JGH 2/23.
7. U.S. Census Records 1850, Third or Medley District.
8. Genealogy of the Griffith Family, p. 160.
9. Land Records, op. cit., BS 12/164-5 (1843).
10. Ibid., JGH 2/23 (1855).
11. Ibid., JGH 2/26 (1855).
12. Ibid., JGH 6/105 (1857).
13. Ibid., JGH 8/57 (1868).
14. Conversation with Miss Katherine Poole, January 16, 1978.
15. Ibid.
16. Ibid.
17. Assessment Records of Montgomery County, Md., Third Election District, 1869-76, p. 37; 1876-96, p. 25; 1896-, p. 88.
18. Scharf, J. Thomas, History of Western Maryland, p. 735.
19. Newspaper clipping, May 28, 1899, Obituary Notice, William Wallace Poole.
20. Land Records, op. cit., 3223/249.

BIBLIOGRAPHY:

- Genealogy of the Griffith Family, Descendants of William and Sarah MacCubbin Griffith. Unpublished, Montgomery County Historical Society, Rockville, Md.
- Montgomery County Land, Assessment, and Orphan's Court Records.
- U.S. Census Records (1850).
- Interview with Miss Katherine Poole, 1978.
- News clipping: Obituary of William Wallace Poole

8 SIGNIFICANCE

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

SPECIFIC DATES early 19th century BUILDER/ARCHITECT John A. Chiswell

STATEMENT OF SIGNIFICANCE

The history of this plantation is that of two generations of neighboring families, of two fathers giving to their sons at the time of their marriages, this plantation on which to make a living and raise a family.

The first of these was the Chiswell family. John Augustus Chiswell was the second son of Joseph Newton Chiswell. His grandfather, Stephen Newton Chiswell had settled in Montgomery County in 1738.¹ John grew up on a plantation called "Chiswell's Inheritance", accumulated by his father and grandfather.

In 1818, although a transfer of deed had not been recorded, John A. Chiswell at age 20 was paying taxes on a 46½ acre tract composed of parts of: "Aix La Chapelle", "Johnny and Molly's Conclusion", "Dowden's Luck", "Chiswell's Inheritance" and "Eleanor's Purchase". He also owned two slaves.²

In 1824, the year after John's marriage to Eleanor Griffith, youngest daughter of neighbors Howard and Jemimah Jacob Griffith,³ his father gave him title to a 372 acre tract of land which included all of the names of tracts listed above as well as "Hayard" and "Resurvey on Disappointment", all contiguous. It was located across the public road from his own plantation and was given by Joseph "...for and in consideration of the natural love and affection which he had for the said John A. as also for the better support and maintenance and preferment of the said John A...."⁴

On a high hill, with an excellent view of his father's brick house, John and Eleanor built a two story frame house, 28 by 32 feet with a story and a half wing 16 by 24 feet. An inventory made for John's estate lists the other plantation buildings which were probably constructed at the same time. There was a stone dairy 9 x 12 feet, a stone slave quarter 16 x 24 feet, a brick smokehouse 12 x 51 feet, a stone and log still house 22 x 24 feet, a stone smith shop 18 x 24 feet, a brick "Switzer Barn" (bank barn) 22 x 48 feet, a stone stable 28 x 32 feet, log cornhouse, and log tobacco house 24 x 28 feet. There was a paled garden of 38 square yards, an apple orchard of 150 thriving and bearing trees, and 440 peach trees.⁵

John and Eleanor had six children, three sons and three daughters. John died quite young in 1840, "Seized of considerable real estate".⁶ In the next ten years two of his sons established their own livelihoods on other farms while the youngest son, John A., Jr. became the farmer for his mother's farm.⁷

Eleanor, John's widow, married an elderly English clergyman, the Reverend William Marvin, in 1843.⁸ Eleanor and William Marvin recorded an agreement that neither should acquire each other's property by reason of their marriage.⁹

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Attachment Sheet B

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 142.45 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Mary Ann Kephart

Michael Dwyer

Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

12/78

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

17/20

Maryland Historical Trust State Historic Sites Inventory Form

Survey No.

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic "Dowden's Luck"

and/or common "Wallace Poole Farm", "Eilerslie"

2. Location

street & number 18511 Beallsville Road

not for publication

city, town Poolesville

vicinity of

congressional district

6

state Maryland

county

Montgomery

3. Classification

Category

district

building(s)

structure

site

object

Ownership

public

private

both

Public Acquisition

in process

being considered

not applicable

Status

occupied

unoccupied

work in progress

Accessible

yes: restricted

yes: unrestricted

no

Present Use

agriculture

commercial

educational

entertainment

government

industrial

military

museum

park

private residence

religious

scientific

transportation

other:

4. Owner of Property (give names and mailing addresses of all owners)

name Joseph A. Muldoon, Jr.

street & number 18410 Beallsville Road

telephone no.: 972-7182

city, town Poolesville

state and zip code

Maryland 20837

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center

liber 6621

street & number 50 Courthouse Square

folio 884

city, town Rockville

state

Maryland 20850

6. Representation in Existing Historical Surveys

title ~~Historic American Buildings Survey~~

date 1941

federal

state

county

local

depository for survey records Library of Congress

28

Continuation Sheet

6. Representation in Existing Historical Surveys:

2. Locational Atlas and Index of Historic Sites
in Montgomery County, MD 17-12 page 12.

date: October, 1976 X county

depository for Survey Records: MNCP&PC

city, town: 8787 Georgia Ave., Silver Spring, MD 20907

3. Master Plan and Ordinance for Historic Preservation
Published: September 1979 - No. 17/20 Page 31

date: 1979 x county

depository for Survey Records: MNCP&PC

city, town: 8787 Georgia Ave., Silver Spring, MD 20907

4. Map of Montgomery County, Maryland

date: 1865 - Simon Martenet

depository: Montgomery County Historical Society

city, town: Montgomery Ave., Rockville, MD 20850

7. Description

Survey No. _____

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input checked="" 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 of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

"Dowden's Luck" is located on the East side of Beallsville Road (Route 109), one and a half miles North of Poolesville and one and a half miles South of Beallsville, in the Northwestern part of Montgomery County. The nominated property contains four historic buildings in their original configuration, situated on a hill, 500 feet from the road, at the center of a 142 acre farm; five stone foundations, and two non-contributing resources, a three part shed and a silo, constructed between 1938 and 1955. The historic buildings are a large frame plantation house built between 1824 and 1840, with an addition built in 1855; a stone two-story slave quarter; a one-room brick smokehouse of pierced brick construction and a stone spring house, all built at the same time as the 1824-1840 dwelling.

The main block of the frame house is 2½ stories high, three bays wide and faces West. A one story porch with decorative carving extends across the full width of the front facade. A two story frame addition to the North is two bays wide. The main block and addition are sheathed in 6½" plain board siding which is now covered with asbestos shingles. The gabled roof is covered with asbestos shingles over wood shingles.

On each side of the six panel front door, a solid panel is surmounted by two glass vertical panels. Across the top of these are one long and two short panes of frosted glass with a stencil design. On the first floor level, two six-over-six pane windows have solid apron panels below, which open inward. The three second floor windows, directly above the door and two windows have six-over-six fenestration.

The front (West) facade of the 1855 two story addition contains one six-over-six window and a glass sliding double door, which replaces a 6 over 6 window,

(See Continuation Sheet)

(2D)

Continuation Sheet

7. Description:

on the first floor and two 6 over 6 windows on the second floor. In this wing the first floor is two rooms deep and the second floor is one room deep so on this West elevation the second floor facade sits well back from the first floor facade.

The South elevation is two bays wide, contains two 6 over 6 windows at the first floor level, one 6 over 6 window at the second floor level, and two smaller windows in the gable of the third floor level.

On the East facade, there is a large doorway, with panelled surrounds like the front door, opening on to a small square porch. Next to this, is a projecting bay window containing four full size 15-pane windows, one facing South, two facing East and one facing North. At the second floor level one 6 over 6 window is located above the doorway and two 6 over 6 windows are located above the bay window. To the right of the bay window with windows above, there is a projecting one bay addition with a 6 over 6 window at the first floor level and a 6 over 6 window directly above, at the second floor level. To the right of this projection, in a line with the main block, there are two 6 over 6 windows at the first floor level and one 6 over 6 window at the second floor level.

~~The~~ the North facade, a cement uncovered porch extends the depth of the house. On the first floor there is a door on the left opening onto the porch, one 6 over 6 window, and a door on the right. At the second floor level there are no openings. A brick chimney extends above the peak of the gabled roof of the second floor of this wing. The pitched roof of the main block is visible behind this wing and the large central interior chimney, serving four fireplaces, rises above the peak of the roof of the main block.

7. Description (continued)

On the interior a large entrance hall, extending from front to back, contains a stairway facing the back, lighted by two large 6 over 6 windows in the South wall. Two doorways in the North wall lead to the front and back parlors. There is a small closet under the stairway. The step ends have a simple molding with no ornamentation.

Stair-rail, newel post and balusters have been destroyed by vandals but photographs of them exist so they could be reproduced. They were of simple design, the stair-rail and newel post of a dark natural wood, the balusters square, painted white.

The front parlor contains two 6 over 6 windows with apron panels below on the West wall, a fireplace on the North wall whose mantel has been stolen, a door in the East wall opening into the back parlor and a door in the South wall opening into the wide entrance hall. The ceiling is 10 feet high.

The back parlor contains a door in the West wall opening into the front parlor. The North wall contains a fireplace (mantel removed), flanked by a doorway opening into the dining room and a doorway opening into a little back hall. On the East side of the fireplace there are two cupboards built into the chimney. The East wall is filled with a projecting bay window made of four 15-pane windows. The South wall contains a door opening into the large ^{entrance} ~~upstairs~~ hall.

The level of the dining room is two steps below the level of the main block. The East wall contains a doorway opening into the first floor room of a small two story addition at the rear of the house. On the South east wall there is a boxed corner stairway rising to a bedroom directly above. A simple Victorian fireplace surround with narrow mantel shelf decorates a small fireplace.

From the dining room, a small room with a window in the West wall and one in the North wall, leads to the kitchen and pantry. On the North wall of the kitchen

Continuation Sheet

7. Description (continued)

there is a stove pipe opening into the North chimney. And, a door opening onto a large cement porch. There is a pantry at the back (East) of the kitchen.

On the second floor, a large hall corresponds to the first floor entrance hall but is shortened by the partitioning to create a bathroom at the back (East) of the hall. Two large bedrooms with windows, doors and fireplaces in corresponding locations ^{CORRESPOND} to the front and back parlors below.

A door opening out of the North wall of the front (West) bedroom leads to a bedroom at a level three steps below the front bedroom, located above the dining room and kitchen of the 1955 addition. There are two windows in the West wall, one in the East wall and a fireplace on the North wall. In the Southeast corner, a stairway leads to the dining room below. A door in the East wall opens into a small bedroom addition with a window in each of the three walls, Added to the back of the house about 1910.

On the U-shaped stairway rising from the front hall, there is a 6 over 6 window on the stair landing located directly above the front door. The stairway rises from the second floor to the third floor in the same U-shape design, but at the landing, the ceiling slants inward making it necessary to bend over to cross the landing.

The attic of the main block is 10 feet high at the peak, and slants to the floor on the West and East sides (front and back). There are two small 6 over 6 windows in the South gable wall. The brick construction of the large chimney fills the North gable wall. Two chimneys serving two fireplaces each join in a corbelled construction supported by large timbers.

All openings of the house were boarded up in 1980. Alterations to the house consist of the two story wing added in 1855, the two story, one room addition to the back in 1910, two glass doors on the front of the 1855 wing about 1960, and

Continuation Sheet

7. Description (continued)

asbestos covering on roof and exterior walls, added between 1938 and 1955.

The brick smokehouse contains one room, has a door on the South side, facing the main dwelling, a window in the East wall and one in the West wall. The masonry is damaged in several places but can be restored. The wood shingle roof is covered in plastic to stabilize it. The gables, front and back, have a pierced brick design. Openings are boarded up.

The stone slave quarter contains two small rooms, one with a closed-up fireplace and one window facing North; one with two windows facing East. Interior walls are thickly plastered but deteriorated. The walls are 24" thick constructed with very large field stones. The stone chimney has a brick stack, typical of many early small buildings in this vicinity. A raised seam metal roof covers a wood shingle roof. The one door faces the main dwelling.

The stone springhouse is located 196 feet North of the brick smokehouse, at the bottom of a hill, near a 1940's silo. It is of sturdy construction, in good condition, its board and batten door and windows still in place with heavy iron hinges. A metal roof covers wood shingles. A stream runs from West to East through the bottom of the springhouse. About 10 feet West of the building a large stone slab on two upright stones in post and lintel design form a platform bridging the stream.

Stone foundations of 5 buildings listed in an 1842 inventory (of 11 buildings) are within the 8.02 acre nominated area. Three connected shed-like buildings and a tile covered silo, constructed between 1938 and 1955 are located nearer the road than the dwelling, among the 1824-1840 outbuildings. Even with the intrusions of later buildings and the loss of some earlier buildings, the site still has the appearance of an early plantation.

8. Significance

Survey No.

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

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local	

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

"Dowden's Luck" is significant for its connection with two important early settler families, for its architecture typical of the late Federal period, as the residence of a judge of the Orphans' Court, County Commissioner, and community leader, for the existence of three 1826-1840 stone and brick outbuildings in their original plantation setting, and for the existence of a terraced "waterfall" garden.

Stephen Newton Chiswell emigrating from England to Ann Arundel County in Maryland then to what is now Montgomery County, Md., recorded his first patent in 1738, calling most of his properties "Chiswell's Inheritance". The year his only son, Joseph was born he recorded "Joseph's Choice of Chiswell's Inheritance" and when his son reached 21, he deeded 191 acres of his vast holdings to him. Joseph added to this until he, in turn, owned more than 1,000 acres. When Joseph's son, John Augustus Chiswell, was married, Joseph deeded to him 372 acres, located across the public road from his own plantation" for and in consideration of the natural love and affection which he had for the said John A. and also for the better support and maintenance and pre-^{4,}ferment of the said John A." The land was originally ^{PATENTED} patented to John Dowden and is called "Dowden's Luck" on the Chiswell deed.^{2,}

John D. Chiswell married Eleanor Griffith in 1823 and later built a large frame house high on a hill overlooking his parents' Georgian brick house across the road.

(See Continuation, Sheet)

35

"Dowden's Luck", Montgomery County, Maryland

Continuation Sheet

8. - Significance:

The plan, in the late Federal style, provided for a hall running the full depth of the house, a door at the back opposite the front door, front and back parlors, hall and two large bedrooms on the second floor, a large chimney on the North side serving all four fireplaces. The kitchen and all other appurtenances were built as separate buildings.

There are three houses within five (5) miles of this house, all built between 1826 and 1846 which have the same 3 bay, side hall, front and back parlor, chimney on one wall only, late Federal period design as John Chiswell's house. Two, "Old Chiswell Place" and "Doctor Thomas Poole House" are on the National Register. Nomination forms for the third, "Greenwood", home of Dr. Nicholas Brewer, are being prepared.

John A. lived only 16 years after his marriage, but had six children and left an estate in 1840 of "considerable" proportions.³ An inventory of his property "Dowden's Luck" made in 1842, lists "a two story frame dwelling 28 x 32 feet, story and a half frame back building 16 x 24 feet in good repair, stone dairy 9 x 12 feet, stone quarter 16 x 24 feet, brick smokehouse 12 x 15 feet, stone and log still house 22 x 24 feet, stone smith shop 18 x 24 feet, brick switzer barn 22 x 48 feet, stone stable 28 x 32 feet, log corn house, log tobacco house 24 x 28 feet.⁴ Although neglected and vandalized, 4 of these buildings stand today and the stone foundations of 5 others are recognizable by their measurements, all on the original site. In the next ten years, two of his sons established their own livelihoods on other plantations while the youngest son, John A., Jr., became the farmer for his mother's farm. He died in 1852 and the heirs of John A. Sr., later divided and sold the plantation.

8. Significance (continued)

The second family of significance to own this property is that of John Poole I, who came to Poolesville from Ann Arundel County in 1760. His grandson, John Dennis Poole, purchased 181 acres of "Dowden's Luck" from the heirs of John A. Chiswell, Sr., in 1855. On the plat drawn for this transaction, the house is shown in the exact location it stands today.⁵ In 1860, he deeded it to his son, William Wallace Poole, "for and in consideration of the natural love and affection" for their son for his better maintenance and advancement."⁶ Wallace Poole had been named for William Wallace, the Scottish patriot, and called his new home "Ellerslie", after the patriot's famous home in Scotland. Leaving most of the outbuildings as they were, Wallace Poole and his wife, Avilda Allnutt Poole, added a two story wing to the main house. The wing contains a kitchen and dining room on the first floor and a bedroom on the second floor. They added a front porch with "gingerbread" decoration, stenciled glass to the transoms, and outside, had a terraced garden constructed. Three stone banked tiers replaced the steep hillside at the back of the house. A niece of the Poole family recalled playing here as a little girl and related that the first two levels below the lawn contained flower beds, and the third level was planted with perennial vegetables, such as, asparagus and rhubarb.⁷

Tax assessments from 1869 to the year of Wallace Poole's death in 1899 show him to be a man of considerable property, both real and personal. He served as judge of the Levy Court, judge of the Orphans' Court, County Commissioner, and was one of the seven incorporators of the Monocacy Cemetery Society of Montgomery County, which chartered Monocacy Cemetery in 1872.

He served on various other commissions and boards, as a warden of St. Peter's Parish, and "was an acknowledged leader among his fellow men."

"Dowden's Luck" ("Ellerslie") was inherited by his son, William Wallace Poole, Jr., who lived there until 1938. That year the farm was sold to Thomas

Continuation Sheet

8. Significance (continued)

W. Perry and the house became a tenant house. From Mr. Perry's estate it was sold to a group of speculators who leased it from time to time. For many years it stood empty, suffered a minor fire and was vandalized. Under new ownership, the buildings are stabilized.

Although badly overgrown, the terraced garden at the back of the house retains the original configuration of three tiers. The siting of the house still offers a fine view of the surrounding countryside from the house and lawn. It is shaded by large trees and surrounded by farm fields. The Federal style house, with Victorian addition, slave quarter, smokehouse and springhouse in their original arrangement are visible evidence of a thriving 19th Century plantation, associated with two families of importance in Montgomery County, Maryland.

(29)

9. Major Bibliographical References

Survey No. 17/20

Assessment Records, Montgomery County, MD
3rd Election District, Rockville, MD
1845 1896
1869-76 1908-1910
1876-96

10. Geographical Data

Acreage of nominated property 8.04

Quadrangle name Poolesville - Md. - Va.

Quadrangle scale 1:24,000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

See Continuation Sheet.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Mary Ann Kephart		
organization	Historic Medley District, Inc.	date	May, 1986
street & number	P. O. Box 232	telephone	972-8635
city or town	Poolesville	state	Maryland 20837

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

39

"Dowden's Luck", Montgomery County, Maryland

Continuation Sheet

9. Major Bibliographical References:

2. 1813 Tax List with Changes (1818)
Montgomery County Historical Society, Rockville, MD
3. Census Records, 1850 - Poolesville, Md.
depository: Montgomery County Historical Society, Rockville, MD.
4. Land Records of Montgomery County, MD
Montgomery County Judicial Center
50 Courthouse Square
Rockville, MD 20850

1824 to 1962
5. Volume
Register of Wills
Rockville, MD
6. Geneology of the Griffith Family
Descendants of William and Sarah MacCubbin Griffith
Press of William K. Boyle & Son
1892 Baltimore, MD
7. Scharf, S. Thomas.
History of Western Maryland, Vol. 1, pgs. 735, 736, pg. 664
published, Baltimore, MD, 1882
8. Historical American Buildings Survey
1941
U. S. National Park Service, Washington, D.C.
9. Farquhar, Roger Brooke
Old Homes and History of Montgomery County, MD
1952, pg. 173
Monumental Printing Co., Baltimore, MD

"Dowden's Luck", Montgomery County, Maryland

Continuation Sheet

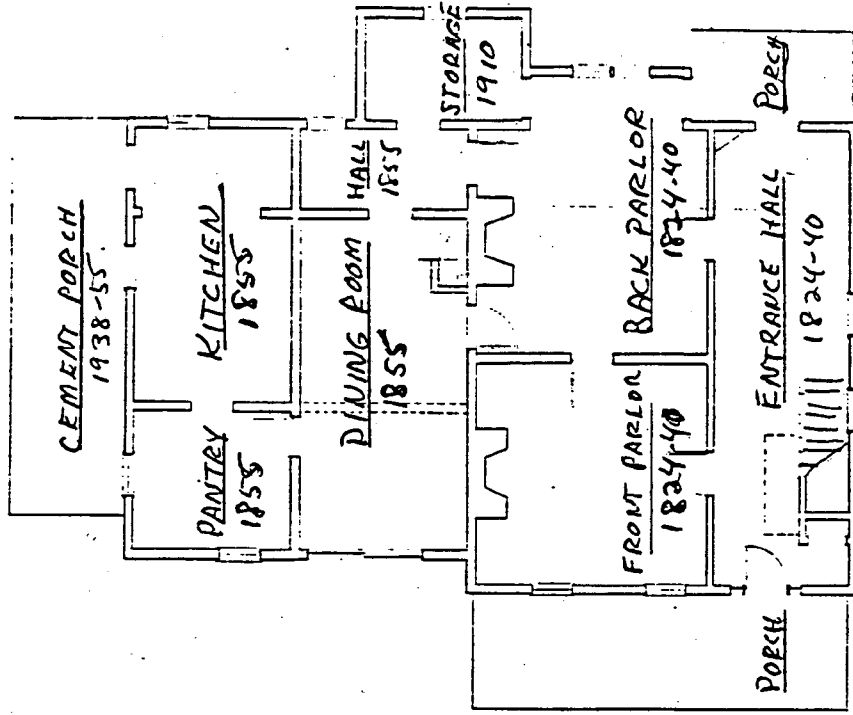
10. Geographical Data:

Verbal boundary description and justification:

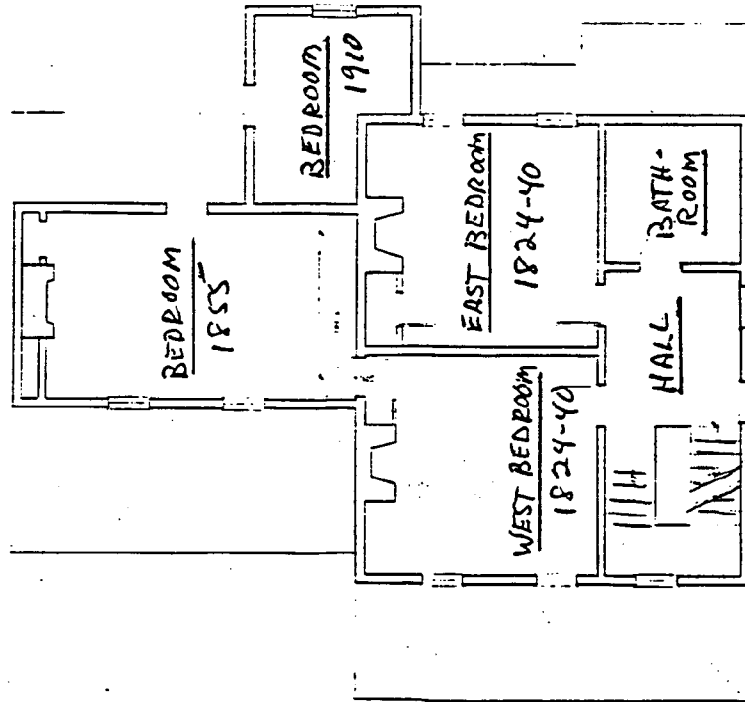
The nominated boundary begins at a point 50 feet South of an existing East-West fence and 1,000 feet North of Jerusalem Road, on the Beallsville Road, between Poolesville and Beallsville, proceed North 500 feet to a point, proceed East 700 feet, proceed South 500 feet, and proceed West 700 feet to join the first point, forming a rectangle to include the house, three outbuildings and terraced garden in their historic setting.

The nominated property of 8.04 acres is situated on a public road, the buildings visible at a distance of 550 feet. The width of the proposed property includes the house and three outbuildings in their original historic setting with 50 feet on each side of the complex of buildings. The depth includes the terraced back gardens with 25 feet behind them and at the front, between the house and the road, the front yard, entrance driveway and front field.

"DOWDEN'S LUCK"
 MONT GOMERY COUNTY, MD.
 FLOOR PLANS

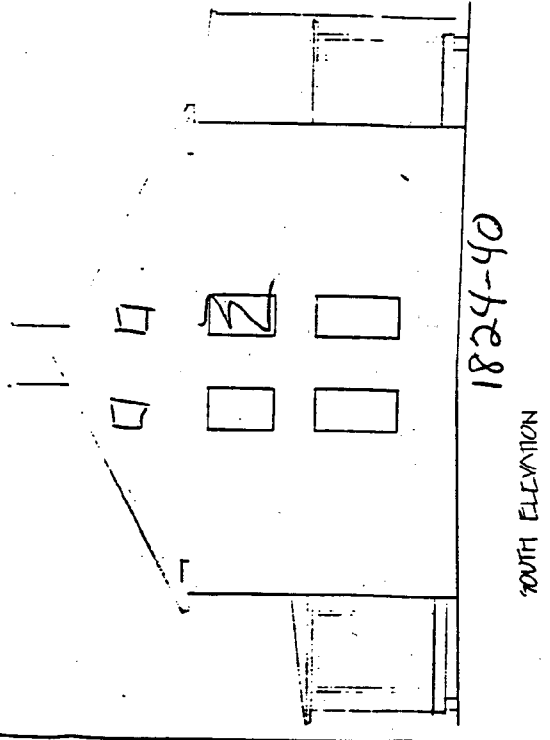
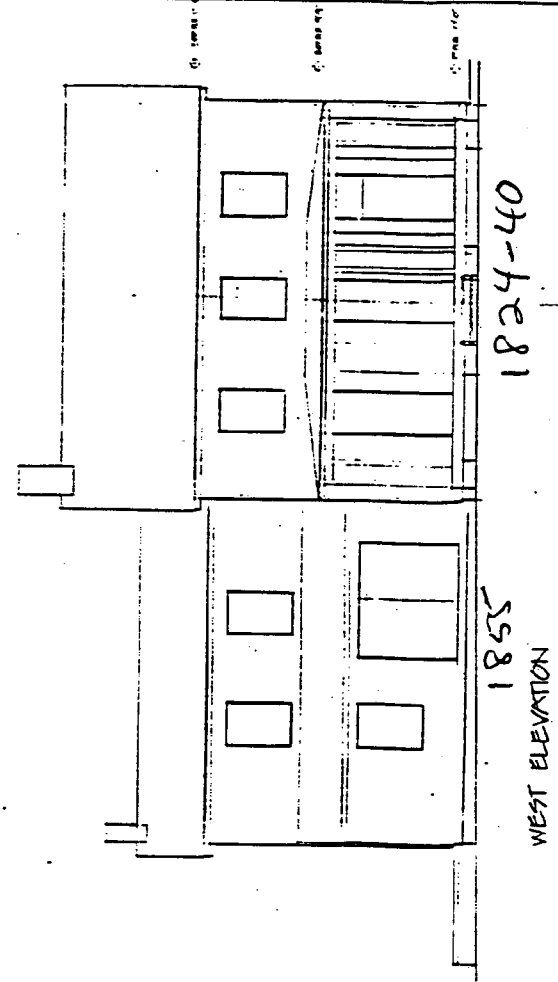
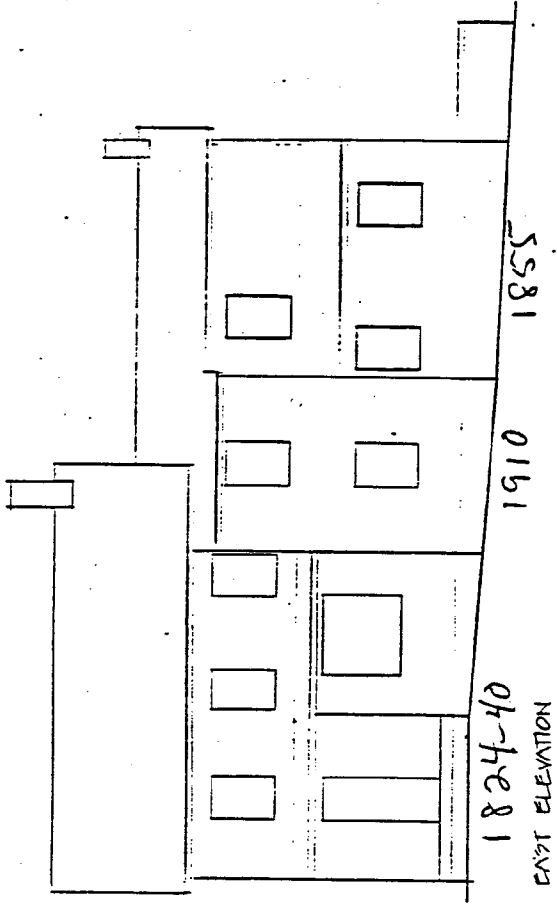


EXISTING FIRST FLOOR PLAN

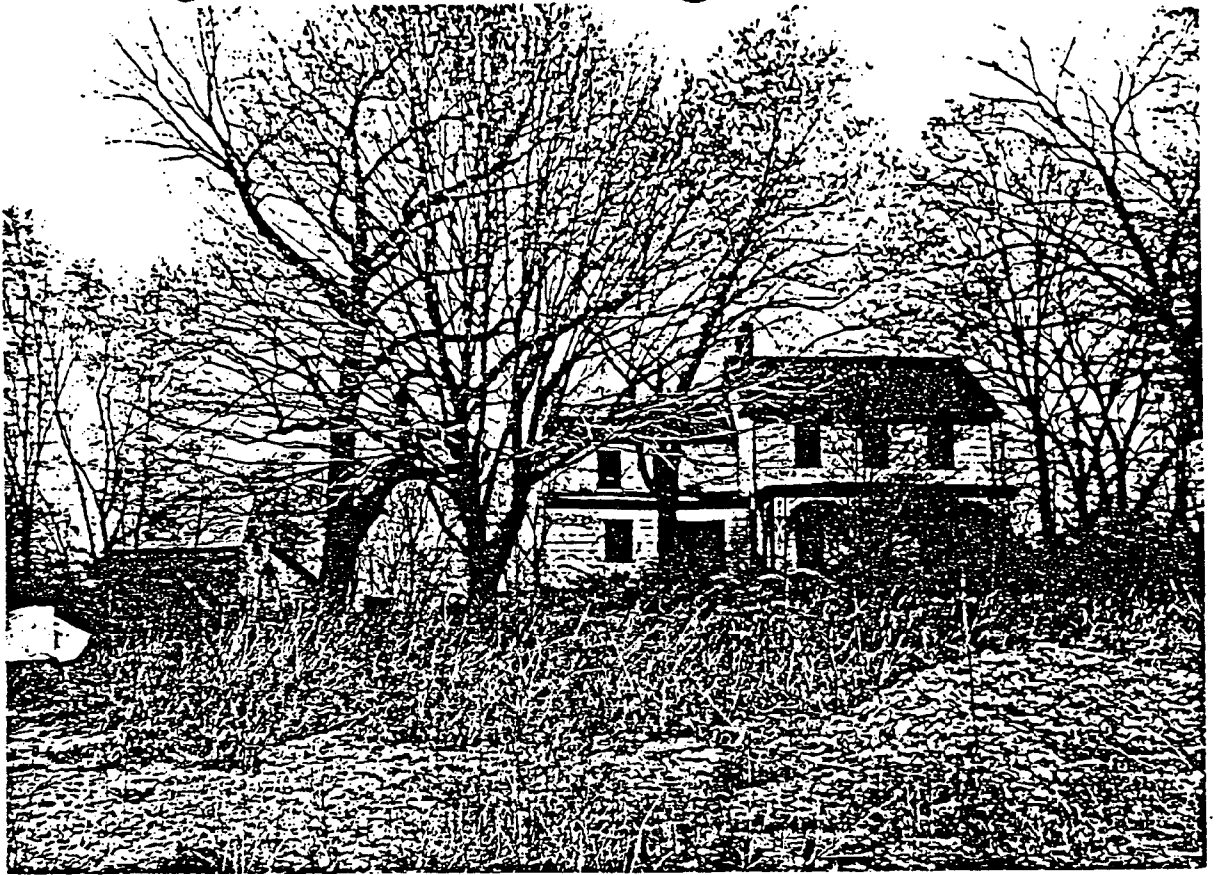


EXISTING SECOND FLOOR PLAN

POWDEN'S LUCK
 MONTGOMERY COUNTY, MD.
 SOUTH, EAST, WEST ELEVATIONS
 MAIN DWELLING



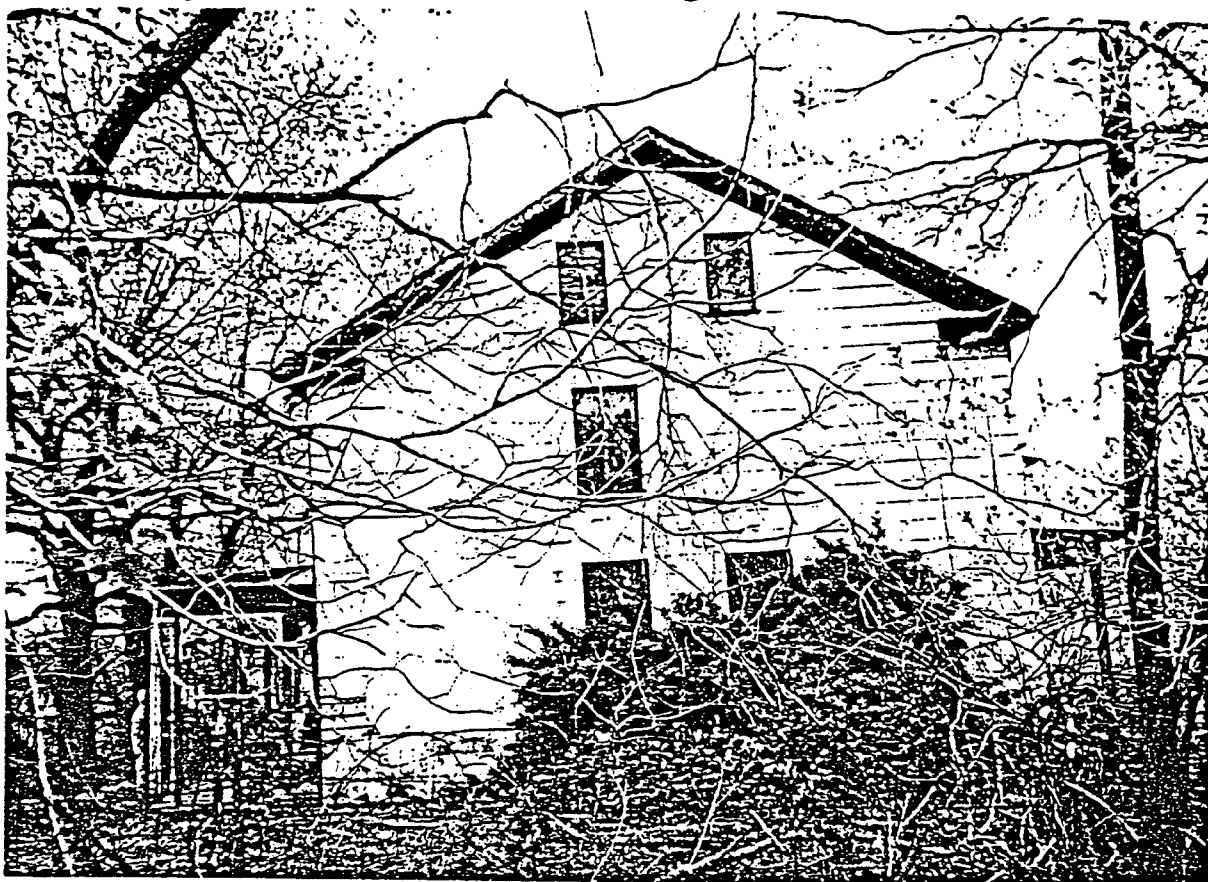
Front (west)
facade of main
house & side
facade of 3
outbuildings.



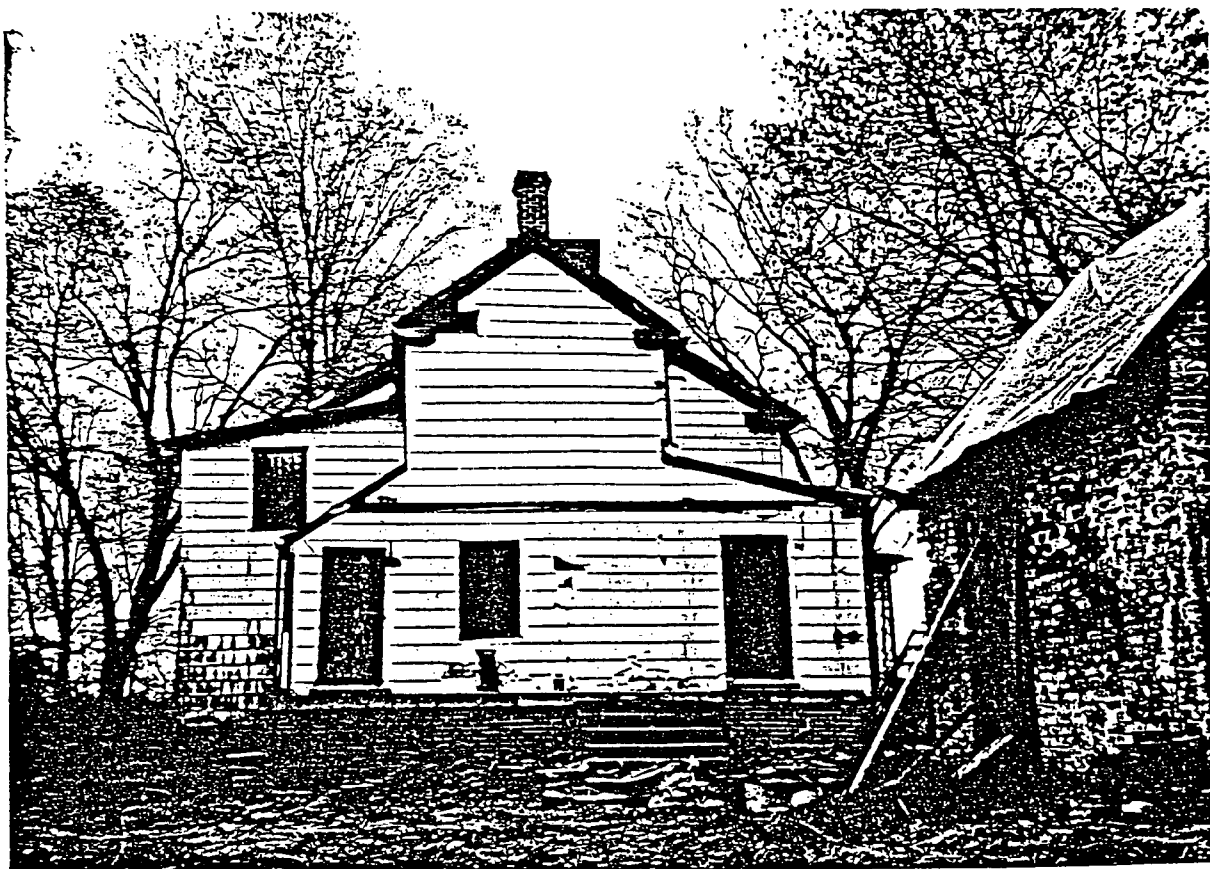
North & West
facades of
house. Main
block 1826-40,
1 1/2 story
North wing.
1855 addition
Double chimney,
north side of
main block,
serves 5
fireplaces.



North facade of house



South facade of main block.



111
AC

East facade
of 3 bay
main block
and 1855
addition

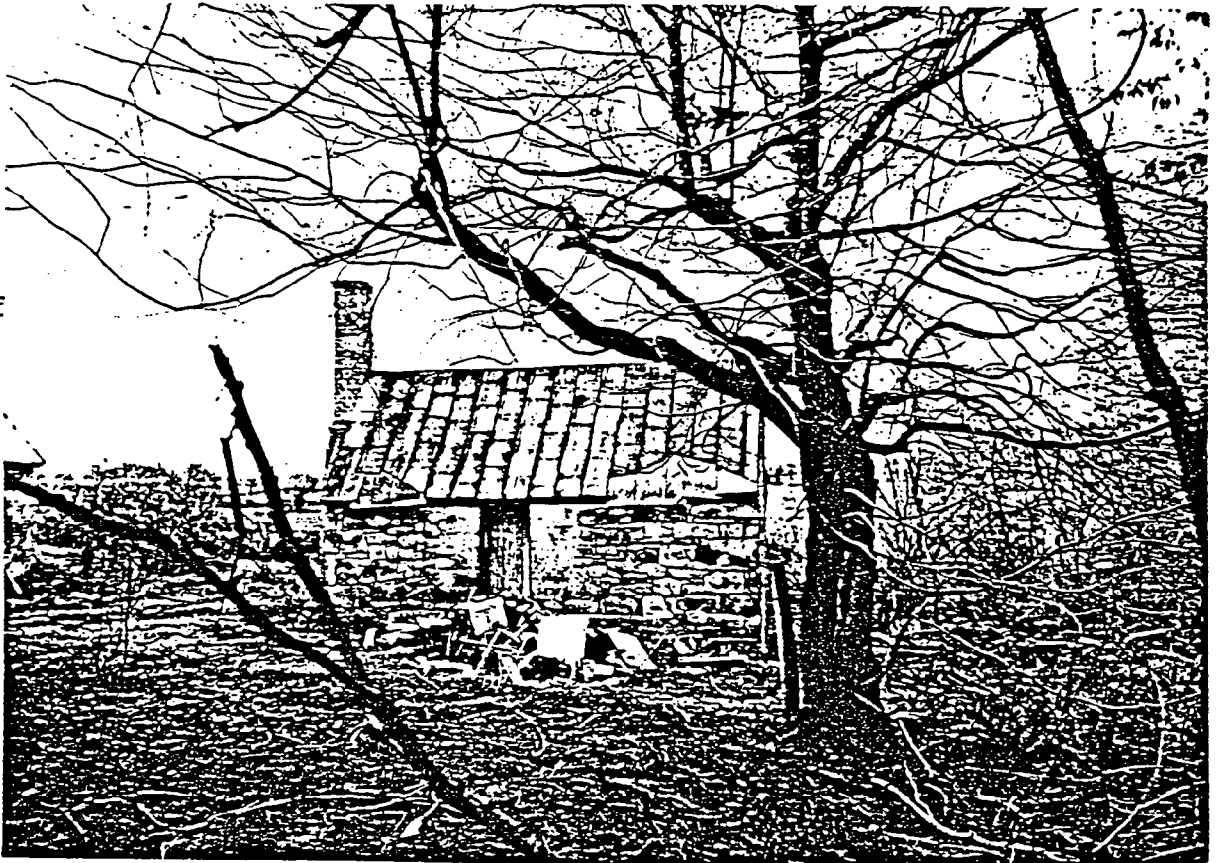


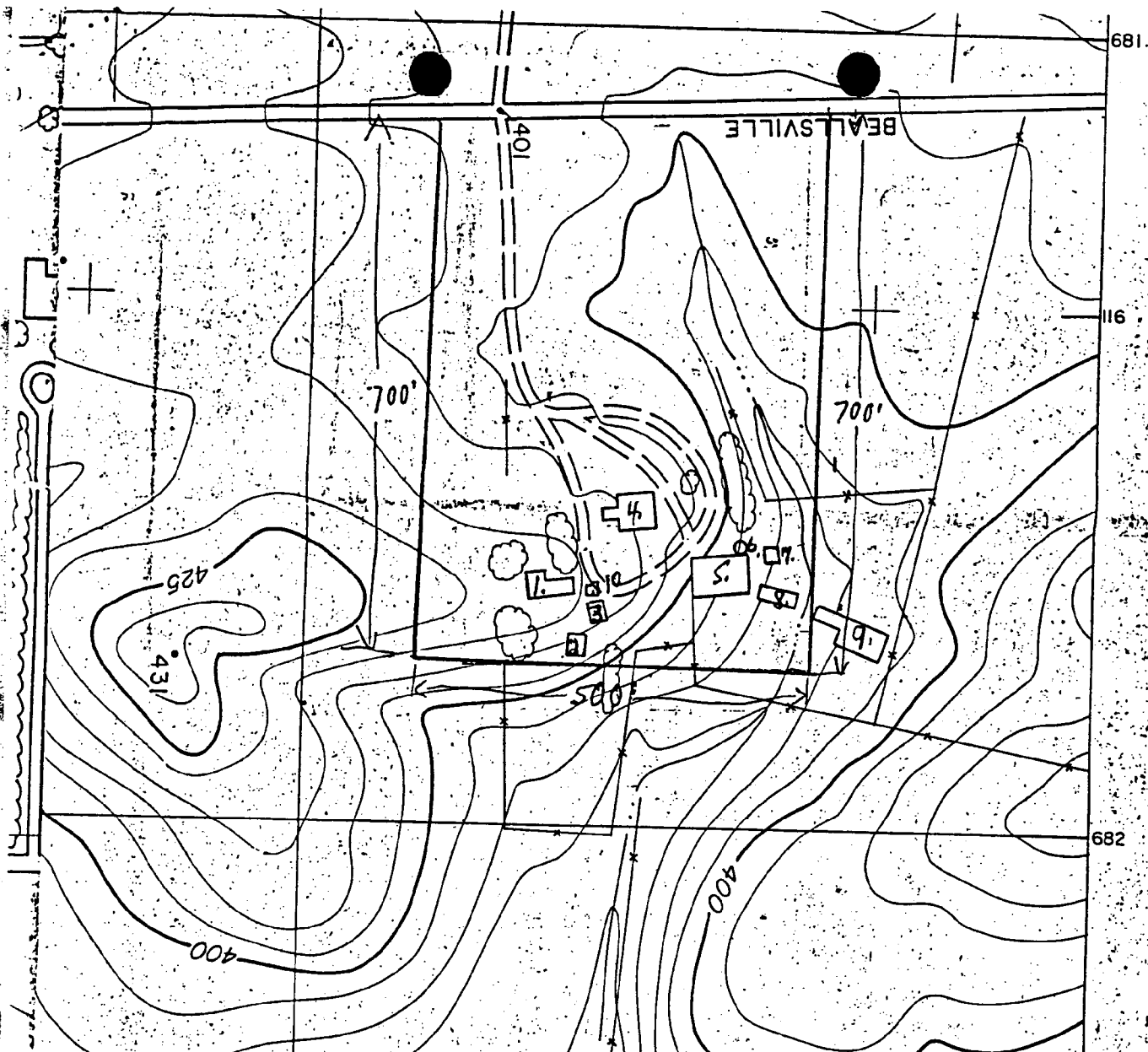
40

Smokehouse of
pierced
brick con-
struction.
South & East
facades.



South facade of
stone slave
quarter.





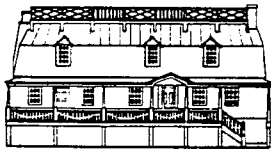
"DOWDEN'S LUCK" 17/20
 MONTGOMERY COUNTY, MD.

- | | |
|--|-------|
| 1. MAIN HOUSE, WOOD FRAME 1826-40 & 1855 | C |
| 2. FOUNDATION, STONE (BACK HOUSE, KITCHEN) 1826-40 | C |
| 3. SLAVE QUARTER, STONE, 1826-40 | C |
| 4. GARAGE, WOOD, POST 1938 | C |
| 5. FOUNDATION, STONE (BARN) 1826-40 | NON C |
| 6. SILO, GLAZED TILE, POST 1938 | C |
| 7. SPRINGHOUSE, STONE, 1826-40 | NON C |
| 8. DAIRY BUILDING, CINDER BLOCK, POST 1938 | C |
| 9. BARN, CINDER BLOCK, POST 1938 | NON C |
| 10. SMOKEHOUSE, BRICK 1826-40 | NON C |

TOPOGRAPHICAL MAP
 PUBLISHED BY
 M.N.C.P.P.C. 8787 G.A. AVE, SILVER SPRING,
 MD.

AGD

MARYLAND
HISTORICAL



TRUST

William Donald Schaefer
Governor

Jacqueline H. Rogers
Secretary, DHCD

8 December 1988

Mr. Joseph A. Muldoon, Jr.
18410 Beallsville Road
Poolesville, Maryland 20837

Re: Dowden's Luck (M:17-20)
Montgomery County

Dear Mr. Muldoon:

It is a pleasure to inform you that on 10 November 1988 the above referenced property was entered into the National Register of Historic Places, a division of the National Park Service, U.S. Department of the Interior. The Trust offers a certificate stating that the property is listed in the National Register. Please contact the Trust should you like a certificate prepared. Do not hesitate to contact me should you have questions concerning the National Register program.

Sincerely,



Ronald L. Andrews
National Register Administrator

RLA/pc

cc: State Clearinghouse No. MD871210-0936
Sen. Laurence Levitan
Del. Gene W. Coughlin
Del. Jean W. Roesser
Del. Judith C. Toth
The Hon. Sidney Kramer
County Council
Mrs. Mary Ann Kephart
Mrs. Margaret M. Coleman
Ms. Christina Miller

Maryland



Montgomery County Government

January 3, 1990

Joseph A. Muldoon, Jr.
5101 Wisconsin Avenue, NW
Washington, DC 20016

Survey Number: OM-90-468
Location: 18511 Beallsville Rd
Tax Account Number: 39358
Date of Inspection: 12-1-89
Inspected by: Steven Borkoski
Historic Designation Date:

Dear Mr. Muldoon:

Our records show that you are the owner of the above referenced property which has been designated as an historic site by the Maryland National Capital Park and Planning Commission and is identified as site number 17-20 on the Master Plan for Historic Preservation. This property is protected by Chapter 24A of the Montgomery County Code titled "Preservation of Historic Resources."

An inspection of the property revealed conditions which constitute Demolition by Neglect as defined in Chapter 24A and must be corrected to arrest further deterioration of this valuable historic resource. In Section 24A-9, "Demolition by Neglect" is the failure to provide ordinary and necessary maintenance and repair to an historic site or an historic resource within an Historic District, whether by negligence or willful neglect, purpose or design, by the owner or any party in possession of such a site, which results in any of the following conditions:

1. The deterioration of exterior features so as to create or permit a hazardous or unsafe condition to exist.
2. The deterioration of exterior walls, roofs, chimneys, windows, the lack of adequate waterproofing, or deterioration of interior features or foundations which will or could result in permanent damage, injury or loss of or to the exterior features.

Department of Housing and Community Development, Division of Code Enforcement

51 Monroe Street, Room 905, Rockville, Maryland 20850
Multi-Family: 301/217-3725, Single-Family: 301/217-3750



Joseph A. Muldoon
January 3, 1990
Page 2 of 2

This is a Notice and Order to correct Demolition by Neglect. Attached to this letter and identified as Addendum "A", consisting of 1 page(s), dated January 3, 1990, is a listing and explanation of the exact nature of the repairs, maintenance, and remedial action necessary to stabilize this structure and prevent further deterioration. All repairs must commence and be satisfactorily completed by June 4, 1990. This Addendum constitutes a part of this Notice and Order and is incorporated by reference.

In the event the corrective action specified in this Notice and Order is not completed by June 4, 1990, the Director of the Department of Housing and Community Development will institute, perform and complete the necessary remedial work to prevent deterioration by neglect. The expenses incurred for such work, labor, and materials shall be a lien against the property, and draw interest at the highest legal rate; the amount to be amortized over a period of ten (10) years subject to a public sale if there is a default in payment.

Furthermore, failure to fully comply with this Notice and Order shall constitute a violation of Chapter 24A of the Montgomery County Code and subject you to a \$250 fine. Each day a violation continues to exist shall constitute a separate offense.

Should you wish to appeal the results of this Notice and Order, you must file within ten (10) days, a written request for a hearing before the Historic Preservation Commission, 51 Monroe Street, Room 1009, Rockville, Maryland 20850.

Please feel free to telephone or visit our office if you have any questions regarding this Notice and Order. When you reply, please use the above location. We will be happy to assist you in any way possible including referral to public or private agencies offering assistance.

Sincerely,



Steven E. Borkoski
Inspector II

SEB:mmr:6340r

CERTIFIED

cc: Historic Preservation Commission

IDL-H

(51)

ADDENDUM "A"
LIST OF VIOLATIONS

18511 Beallsville Road

January 3, 1990

1. Main House

- A. Board up all windows and doors securely to prevent unauthorized entry and vandalism.
- B. Install or repair all gutters and downspouts.
- C. Repair all deteriorated wood siding and trim including gutter boards and soffit boards.
- D. Repair deteriorated roof and roof covering.

2. Slave House

- A. Board up all windows and doors securely to prevent unauthorized entry.
- B. Repoint stone work as necessary.
- C. Paint tin roof to prevent deterioration.

INSPECTOR'S NOTE

Before starting repairs you must obtain a Historical Area Work Permit. For assistance in obtaining one please call Mr. Jared Cooper, Historic Preservation Specialist, at 217-3620.

When you have obtained the necessary permit and have a signed contract for the repairs please forward copies to this office.

Extensions will only be granted if all paperwork has been obtained and some work done. A request for an extension must be put in writing and sent to this office before the next inspection date.

Please advise this office of the progress you are making in obtaining a permit to install a septic system and a well.

SEB:mmr:6340r(3)

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**











