



23/41 MUSGROVE HOUSE/HOBBS HOUSE
[REMOVED] 2201 Georgia Ave.]

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

ATLAS # 23.041 000 HIST NAME MUSGROVE/HOBBS/GAITHER HOUSE ENTRY DATE 05/11/86
 ADDRESS 22401 GEORGIA AVE, BROOKEVILLE
 OWNER FREDERICH H. & M. W. BOOTH ADDRESS 22401 GEORGIA AVE
 CITY BROOKEVILLE STATE MD ZIP 20833 PHONE _____
 TAX ACCOUNT # 02522495 TAX MAP # HV000 MAP COORD 231W03
 LOT/BLOCK 77 SUNSHINE ACREAGE 0002.52 ZONING R200 USE 111
 MASTER PLAN OLNEY CIVIC 404

**** DESCRIPTION/SIGNIFICANCE ****

CRITERIA 1A 2D YEAR 1783 COND GOOD STYLE FEDERAL/GREEK REVIVAL
 FEATURES/INTEREST _____
 ENVIR SETTING HPC RECOM 6.5 ACRES (PARCEL SIZE, 1986)

**** ADMINISTRATIVE INFORMATION ****

STATUS LOCATIONAL ATLAS
 HIST PRES COMM REC POS BOARD REC _____ COUNCIL ACTION _____
 HPC EVAL DATE 05/15/86 BOARD HEARING DATE 05/25/89 BOARD ACTION DATE _____
 CC RES # _____ DATE _____ MNCPPC RES # _____ DATE _____

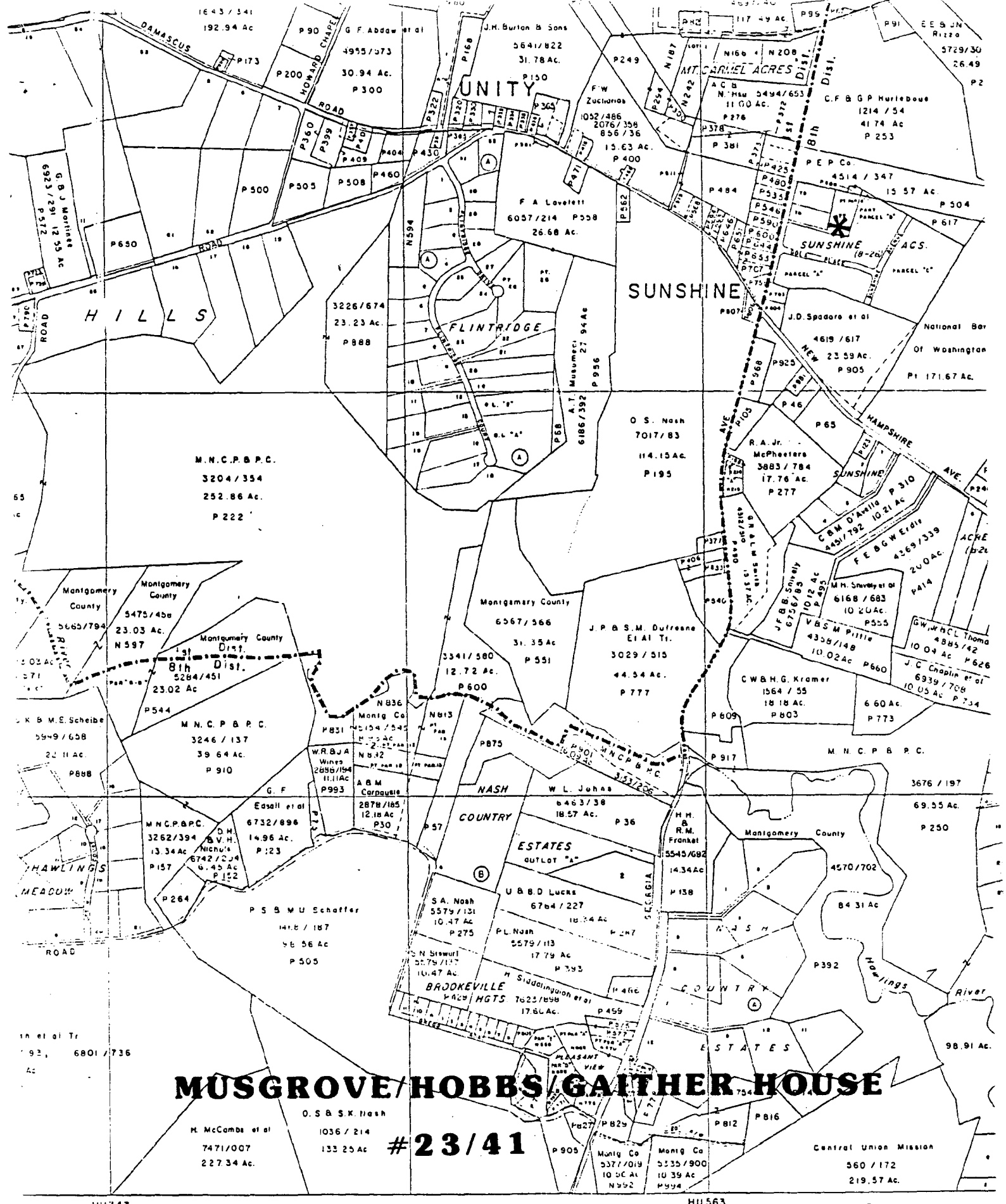
COMMENTS OUTBUILDINGS 3 BARN, SMOKE HOUSE, CHICKEN COOP, WOOD SHED, CORN CRIB, SPRING HOUSE, ICE HOUSE FOUNDATIONS

HISTORIC PRESERVATION ORDINANCE CRITERIA

- (1) *Historical and cultural significance.* The historic resource:
- a. Has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation;
 - b. Is the site of a significant historic event;
 - c. Is identified with a person or a group of persons who influenced society; or
 - d. Exemplifies the cultural economic, social, political or historic heritage of the county and its communities.
- (2) *Architectural and design significance.* The historic resource:
- a. Embodies the distinctive characteristics of a type, period or method of construction;
 - b. Represents the work of a master;
 - c. Possesses high artistic values;
 - d. Represents a significant and distinguishable entity whose components may lack individual distinction; or
 - e. Represents an established and familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape. (Ord. No. 9-4, § 1.)

**MUSGROVE/HOBBS/
GAITHER HOUSE #23/41**





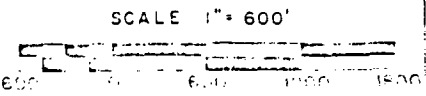
MUSGROVE/HOBBS/GAITHER HOUSE

#23/41

RIGHT BY STATE DEPARTMENT
ASSESSMENTS & TAXATION,
OR SUPERVISOR OF ASSESSMENTS,
MONTGOMERY COUNTY, MARYLAND



DIST.	CURRENT TO
1	6-1-87
8	6-1-87



Map HV

507 264.33

782 105.04

MUSGROVE/HOBBS/GAITHER HOUSE

23/41

TRANSMISSION

494

492

N506 992.76

E783 261.13

507

500

LINE

ST 765+00.00

N506 844.11

E783 893.91

122

NEW HAMPSHIRE AVE.

521

PARCEL "B"

AVE.

DOLA

PLACE

506

500

509

PARCEL "A"

121

504

UNITY AZ. MK.

521

526

BM 76-2
EL. 519.64

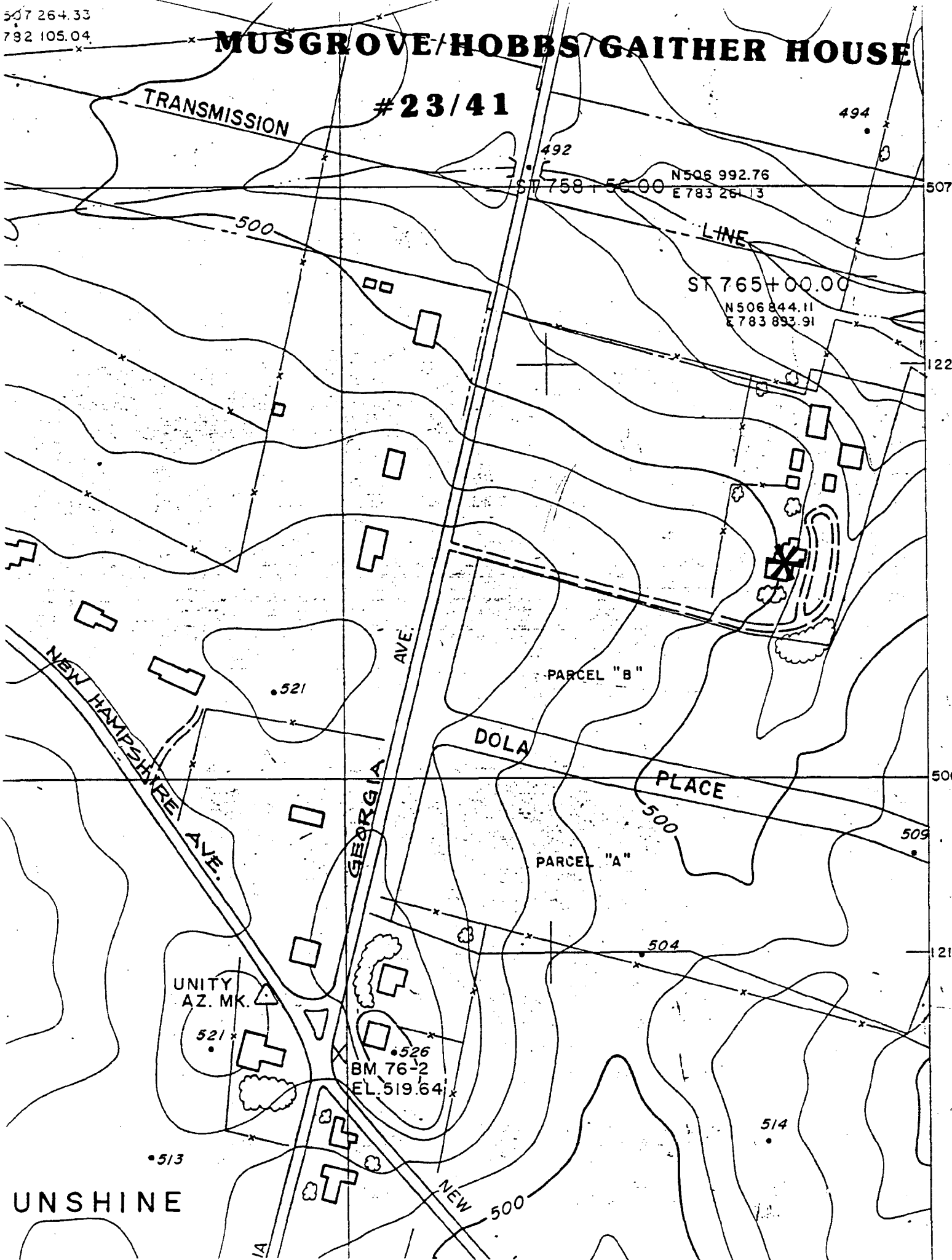
514

513

UNSHINE

NEW 500

IA



The next item on the agenda was the evaluation of the Musgrove/Hobbs House (#23/41) located immediately adjacent to the Sunshine Historic District at 22401 Georgia Avenue. Ms. Crawford made the staff presentation. The house evolved over a period of time, the oldest section having been built in the late 18th century by John Musgrove. His son, Nathan, added the current main block of the building soon thereafter. The latest major addition was constructed as a rear wing in 1978. Fred Booth, the owner of the farm, said that he felt that the farm does have historic significance, but it is not as it was 150-200 years ago. Each addition was functional as opposed to purely architecturally compatible. He also expressed his concern about maintaining the outbuildings on the property. As he does not farm the property there is no economic advantage to restoring them. He expressed concern about increasing the houses energy efficiency and stated that he may wish to put vinyl siding on in the future. Mr. Mok pointed out that there are numerous disadvantages to adding vinyl siding which include the fact that all buildings need to breathe, that siding itself discolors over the years and thus needs to be painted, siding frequently becomes brittle as it ages, and that during a fire

vinyl creates toxic gases. Ms. Crawford stated that she found the house an interesting evolution in terms of architectural style.

MOTION: Ms. McGuckian moved that the Musgrove/Hobbs House be recommended to the Planning Board for placement on the Master Plan based on criteria 1a, because of the evolution of an 18th century house with an addition added every 50 years or so; and 2d, because the whole was greater than the sum of the parts. The recommended environmental setting was the entire 6.5 acres which include a fine collection of outbuildings but that note should be made of the poor condition of several of them. Mr. Miskin seconded the motion which passed unanimously.

TRANSMITTAL - June 30, 1986

The Commission evaluated and unanimously recommends the placement of the Musgrove/Hobbs house (#23/41), 22401 Georgia Avenue, Sunshine, on the Master Plan for Historic Preservation based on criteria 1a, because of the evolution of the original 18th century house with an addition added approximately every 50 years and 2d, because the whole is greater than the sum of

its parts. The construction of the house evolved over a period of time, the present middle section having been built in the late 18th century by John Musgrove. His son Nathan added the current main block of the building soon thereafter. The house continued to evolve with the latest major addition being a rear wing being constructed in 1978. The recommended environmental setting is the entire 6.5 acre parcel which includes a fine collection of outbuildings but note should be made of the poor condition of several of those buildings.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME
 HISTORIC Musgrove/Hobbs House (Frederick O. Gaither)
 AND/OR COMMON

2 LOCATION
 STREET & NUMBER 22401 Georgia Avenue
 CITY, TOWN Brookeville VICINITY OF Sunshine CONGRESSIONAL DISTRICT 8
 STATE Maryland COUNTY Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input 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 checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> 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 Fred Booth Telephone #: 924-4554
 STREET & NUMBER 22401 Georgia Avenue
 CITY, TOWN Brookeville VICINITY OF Sunshine STATE, zip code Maryland 20833

5 LOCATION OF LEGAL DESCRIPTION
 COURTHOUSE, LIBER #: 4789
 REGISTRY OF DEEDS, ETC. MONTGOMERY COUNTY COURTHOUSE FOLIO #: 848
 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

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Musgrove/Hobbs House (Frederick O. Gaither)

AND/OR COMMON

2 LOCATION

STREET & NUMBER 22401 Georgia Avenue

CITY, TOWN Brookeville VICINITY OF Sunshine CONGRESSIONAL DISTRICT 8

STATE Maryland COUNTY Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input 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 checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> 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 Fred Booth Telephone #: 924-4554

STREET & NUMBER 22401 Georgia Avenue

CITY, TOWN Brookeville VICINITY OF Sunshine STATE, zip code Maryland 20833

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, LIBER #: 4789
 REGISTRY OF DEEDS, ETC. Folio #: 848
 Montgomery County Courthouse

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

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This seven bay by one bay, two and a half story, frame house has grown over the years by additions built by various owners.

Built on fieldstone foundations and facing south, there are three distinct sections. The oldest section of the house is a one room structure. A later, two room, two and a half story addition was built west and slightly to the south of the original house. Finally, during the 1970s a modern two and a half story wing was built to the north.

The south (front) porch extends across the south elevation of the west addition. This porch has a shed roof covered by green raised seam metal covering. Four chamfered posts with curved brackets support the roof. Three wooden steps lead up to the porch. The south door is wooden paneled and is flanked by three light sidelights and is surmounted by a five light transom. On the east elevation of the west section there is a twelve light door which is protected by a shed roofed hood.

The house has four over four double hung windows flanked by green wooden louvered shutters. Windows in the north section are two over two double hung. In the east and west gables of the west section there are two four-light windows.

The house has shed and gable roofs covered by green corrugated metal. There are three chimneys; a massive interior fieldstone chimney in the east section; and exterior stove chimney on the west elevation of the west section; an interior stove chimney in the north section.

There are several outbuildings associated with this house.

The south (front) door opens into a central hallway. An open string, double run stairway ascends along the east interior wall. It has a turned newel post and square balusters. To the east of the hall is the dining room and to the west is the living room. At the north end of the hall and at the north end of the dining room two steps lead down into the kitchen and breakfast room (at the west end). At the east end of the kitchen there is a small room now used as a family room. This family room was the original structure erected on this site.

There are random width floors throughout the house. The living room and central hall have very wide floor boards. The walls and ceilings are generally plaster over lath. The family room has vertical and horizontal planked wainscotting and exposed rafters. There are wooden paneled doors and molded door frames. The family room fireplace is constructed of fieldstone and there is a simple horizontal wooden shelf which serves as the mantle. There are smaller brick fireplaces in the living and dining rooms with simple mantles and surrounds.

Referring to Figure III attached, it is believed that the original sections I and II with the central enclosed fireplace were constructed by John Musgrove (18th century). It is further believed that John's son Nathan added Sections III and IV around 1800. The present owner added Section V in 1978.

See Figure II, which is a rough diagram of the first floor. The second floor covers all but Part I.

(Continued on Attachment Sheet A)

CONTINUE ON SEPARATE SHEET IF NECESSARY

Musgrove/Hobbs House

Outbuildings

Behind the main house are several buildings in fair to poor condition. They include three barns, a smoke house, a chicken coop, a wood shed, a corn crib, and a spring house. The ice house foundation area has been located, but it no longer stands.

As typical of a farm, a large garden area is set off to the left rear of the main house, and the grazing fields are located on the opposite side of the house.

UNRECORDED IN THESE RECORDS OF THE STATE

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 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 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 checked="" type="checkbox"/> OTHER (SPECIFY) Local History	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES Before 1783

BUILDER/ARCHITECT Probably John Musgrove

STATEMENT OF SIGNIFICANCE

This building is significant as an example of a small, early farmhouse which grew to meet the needs of its owners.

The property "Gaither's Purchase" probably entered the Gaither family around 1725, when Benjamin Gaither was granted a large tract of land in this region known as "Benjamin's Lott."¹ Gaither's Purchase was no doubt acquired soon after this original grant, and was probably a tract adjacent to Benjamin's Lott. Records show that Gaither's Purchase became the property of Benjamin Gaither, grandson of Benjamin, son of Edward, through Edward's will (4/26/1777).² Benjamin in 1779 sold this tract of 100 acres and the adjoining 54 acres of "What's Left", (also from his father's will) to John Musgrove. "What's Left" is a tract shown on the map just south of Gaither's Purchase. The price recorded was an incredible 3,080 pounds of tobacco.³ This sale into the Musgrove family was dated 10/29/1779, recorded 2/25/1780. Musgrove also purchased 38 acres from Betsey Davis Welsh, seamstress, for 100 pounds of tobacco.⁴

A review of the tax records for 1783 at the Montgomery County Historical Society indicates that John Musgrove was the owner of several tracts of land in the region surrounding Gaither's Purchase. Of these tracts, only Gaither's Purchase, and "Bear Garden Forest Enlarged" have recorded improvements. On Gaither's Purchase he was taxed for a frame house (18'x24'), a barn, a log cabin, and another log structure.⁵ Incidentally, the rooms in the present home, identified as Section I on Figure III are together about 18'x24'. These two rooms have in their center a large old stone fireplace.

On "Bear Garden Forest Enlarged" he had "1 log dwelling house 16 feet square, 1 log tobacco house 20 feet square, 100 acres cleared, 8 acres marsh...."

John Musgrove died in 1785, a very prosperous man; his will was probated August 8, 1785. His lands were divided among his wife and children. His aggressive and also prosperous son, Nathan, gradually bought out his siblings. Between 1797 and 1799, Nathan acquired most of his father's lands, including "Gaither's Purchase" and "What's Left", (100 acres and 54 acres).⁶

Nathan's daughter, Rebecca, married Caleb Gartrell, whose sister, Gattrell, married Frederick Gaither (January 17, 1800). Frederick and Gaither were the parents of Frederick O. Gaither, later owner of the home. Another of Nathan's daughters, Sarah Ann Musgrove, married Thomas J. Ho (January 24, 1826).

(Continued on Attachment Sheet B)

CONTINUE ON SEPARATE SHEET IF NECESSARY

Nathan Musgrove died intestate in 1823, and his property was split among his surviving widow and seven children. His personal estate was valued at nearly \$5,000, and included 18 slaves.⁷ The Hobbs couple received "Gaither's Purchase" and "What's Left", and through various arrangements they traded pieces of land with neighbors to complete their ownership of squared lots. A farm house is identified on Gaither's Purchase at this time.

Sarah Ann Musgrove Hobbs died in 1832, leaving two children (Mary Ann and Nathan). In 1834, Thomas J. Hobbs married Elizabeth M.M.J. Rice. He had eight more children by Elizabeth, all minors at the time of his death, at his home on July 1, 1855.⁸ He left no will, and his property was not reassigned until 1858 when the suit of Franklin Groomes et al vs. Elizabeth M.J. Hobbs et al was settled in the courts. The Lot #1, with the dwelling house, and Lot #4 were then sold by the court appointed trustees to Mrs. Hobbs for \$18.40.⁹ This consisted of 62 (plus) acres of "Gaither's Purchase" and "What's Left", with a large barn and apple and peach orchards. The location of the house on Lot #1 shown in the title records is the same location of the house today.

This suit of 1858 was evidently a "friendly" suit, aimed at getting the title matter expedited through the courts. Franklin Groomes was Mrs. Hobbs' son-in-law, married to Mary Ann, daughter of Thomas J. and Sarah Ann (Musgrove) Hobbs. (Also, Mary Ann Groomes was, through marriage, a distant cousin of Fredrick O. Gaither.)

Mrs. Hobbs sold this house and property, Lots #1 and #4, to Fredrick O. Gaither on March 15, 1870.¹⁰ "Rolling Acres", his parents' home, was nearby, just north of Unity.

By 1878, the house and property entered the Groomes family where it remained until after the second World War. The current, elderly Mrs. Hobbs was married on the front porch. Her maiden name is Groomes.

FOOTNOTES:

1. Scharf, J. Thomas, History of Western Maryland, (Louis H. Everts, Philadelphia, Penn., 1882), p. 220.
2. Ibid., p. 270.
3. Land Records of Montgomery County, Md., A446.
4. Ibid., B/324 (made December 15, 1784, recorded January 8, 1785).

(Continued on Attachment Sheet C)

MAJOR BIBLIOGRAPHICAL REFERENCES

See Attachment Sheet C

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 6.567 acres

VERBAL BOUNDARY DESCRIPTION

See Figure I Attached

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

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Rex J. Bowser/David Prestemon

Candy Reed
Arch. Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

August 1978

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

Musgrove/Hobbs House

FOOTNOTES: (Continued)

5. Montgomery Tax Records, 1783, Historical Society.
6. Land Records, G450; G514; H152; H153; H535.
7. Ibid., Deed of Partition, BS2/67.
8. Montgomery County Sentinel, August 31, 1856.
9. Montgomery County Judgment Records, JGH2/457; Land Records, Op. Cit JGH8/146.
10. Land Records, EBP7/184.

BIBLIOGRAPHY:

- Land Assessment, and Judgment Records of Montgomery County.
 Family Genealogies: Gaither, Hobbs, Musgrove, Groomes (Montgomery County Historical Society).
 Scharf, J. Thomas, History of Western Maryland, (Louis H. Everts, Philadelphia, Penn., 1882).
 Maps: Hopkins Atlas (1879); Martinet and Bond (1865).
 Montgomery County Sentinel.
 Bowman, Tressie Nash, Montgomery County, Md. Marriage Licenses Issued 1796-1850 (1966).
 U.S. Census Records.

STATE OF MARYLAND
 DEPARTMENT OF ARCHIVES AND HISTORICAL SOCIETY
 100 N. E. STREET
 ANNAPOLIS, MARYLAND 21403
 410-326-7100

BASED ON PLAT OF SURVEY
Part of George H. Lucke Property
Olney District
Montgomery County, Md.

Scale: 1" = 100' Feb. 1960

By Burtonsville Surveys

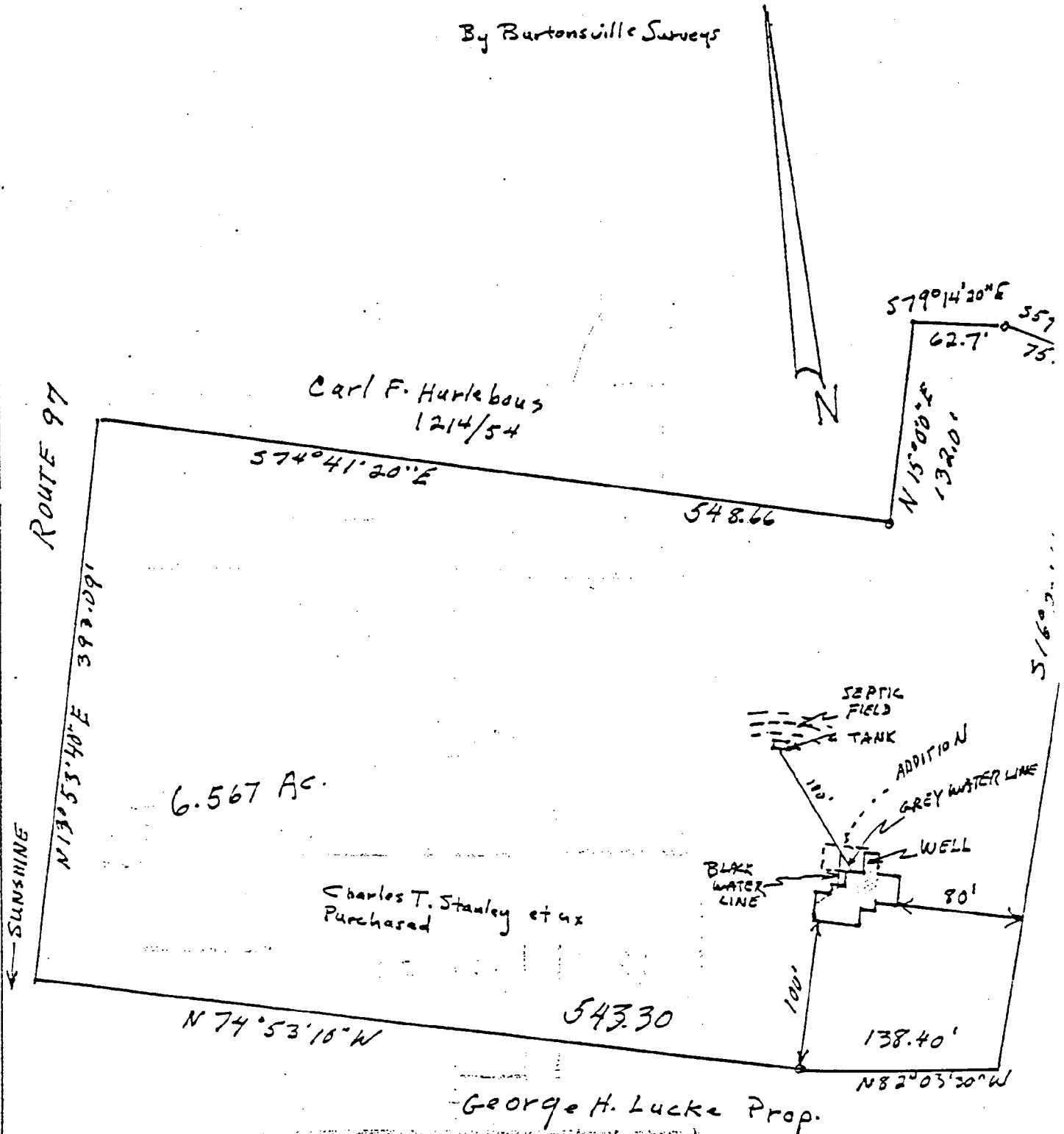


Figure 1

2007/146

The Fredrick O. Gaither House
August 1978

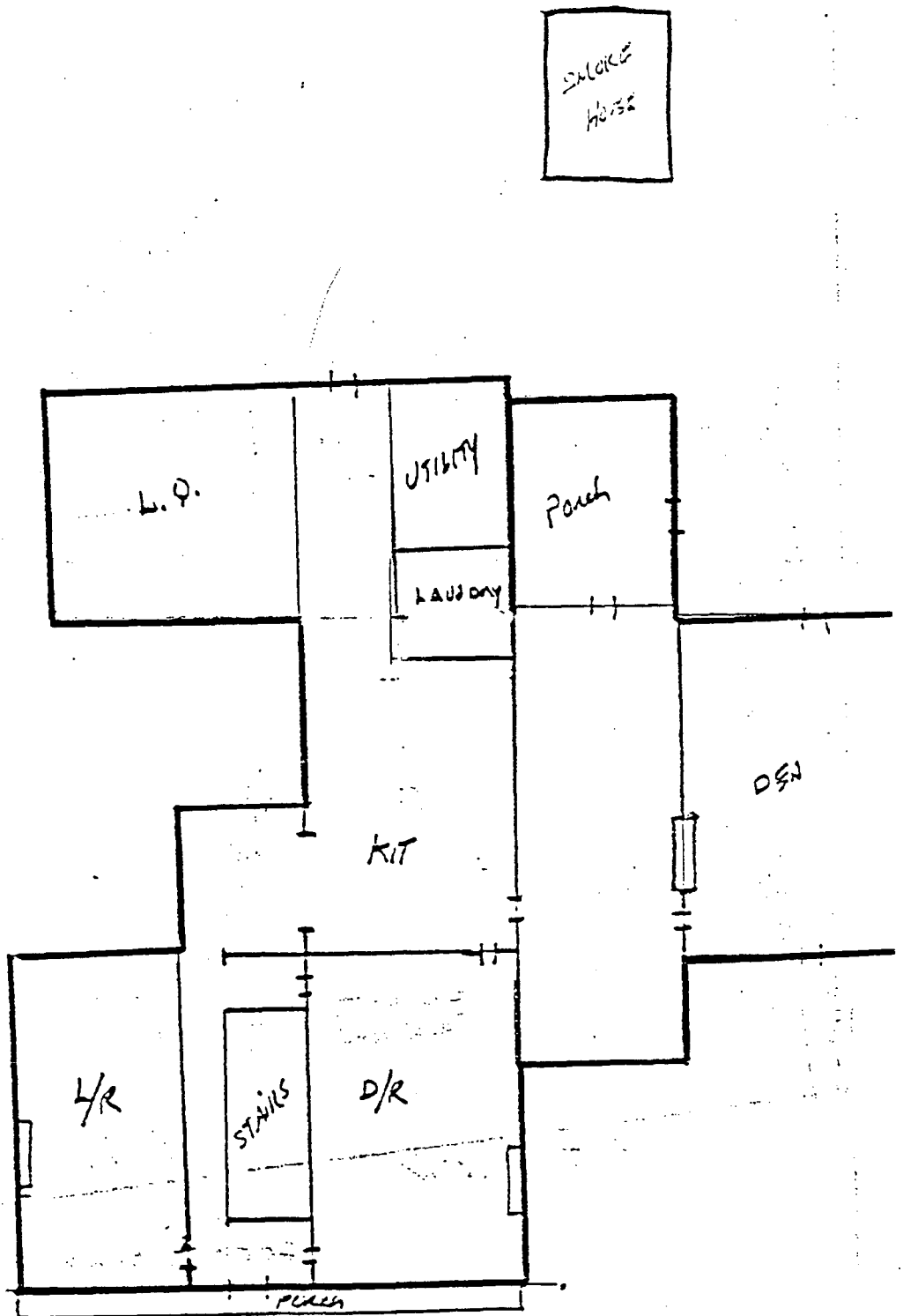


Figure II

The Friedrich O. Gaither House

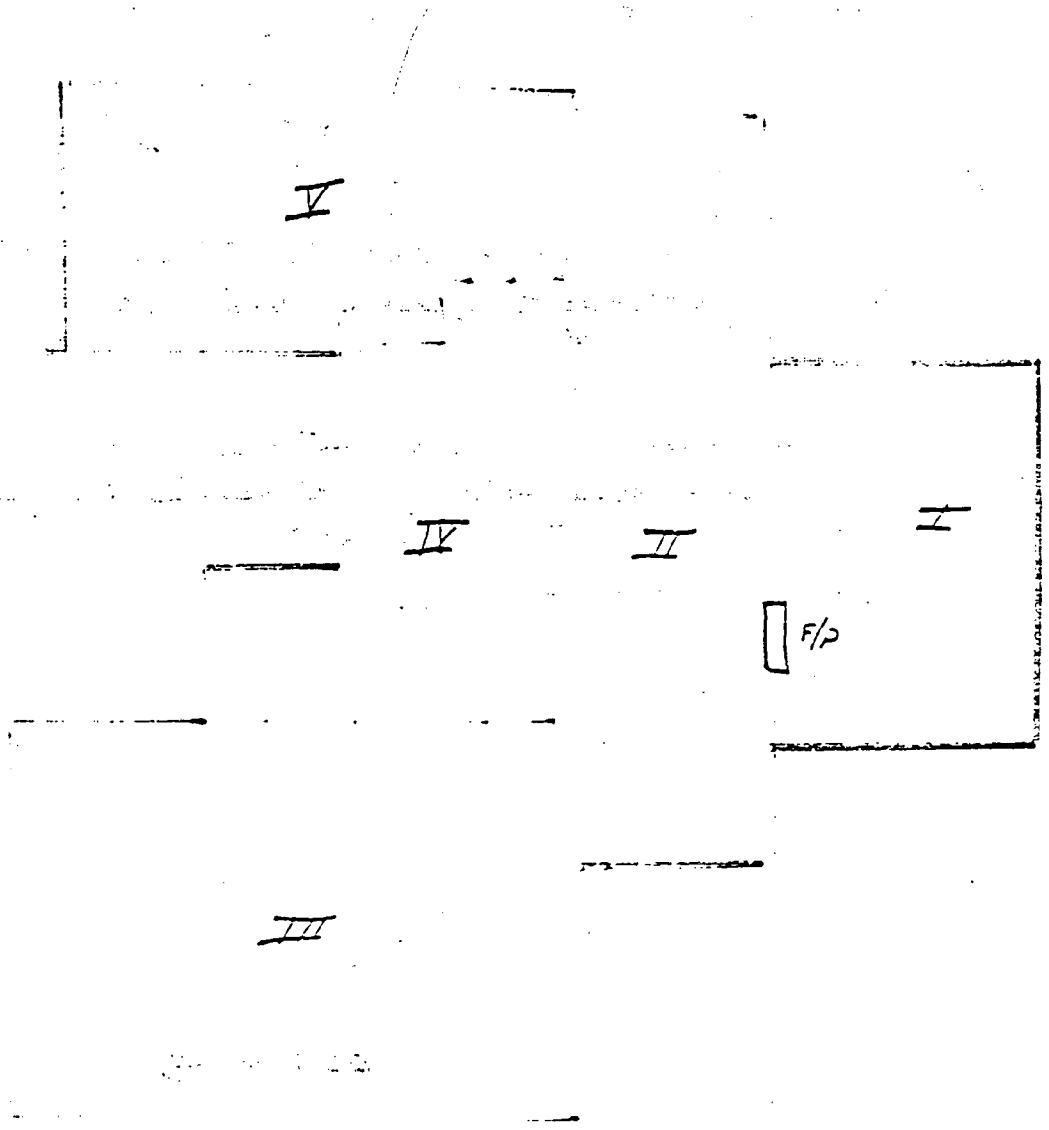


Figure III

GAITHER

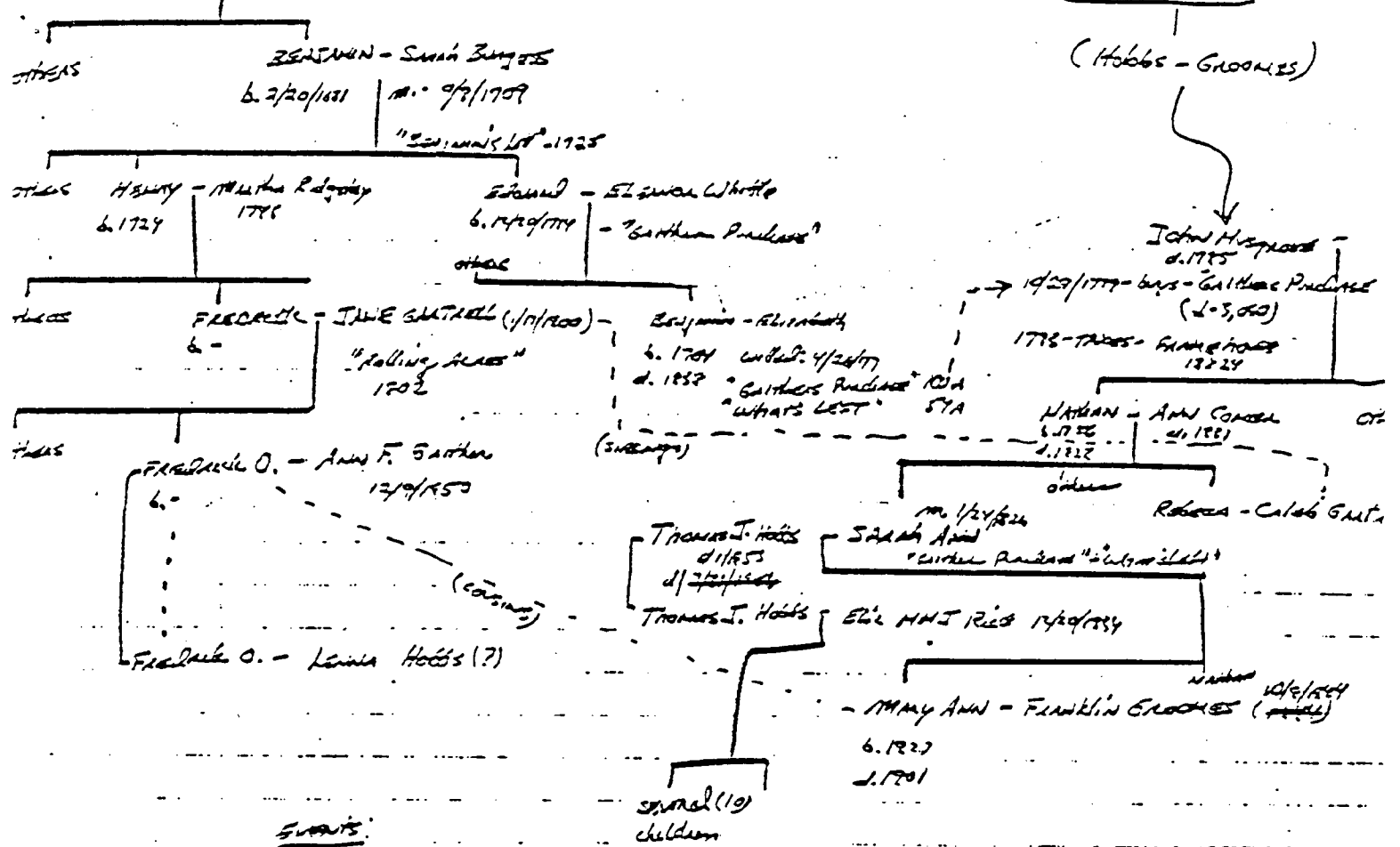
MUSGRAVE/HOOBS HOUSE

MS: 23172

John - Ruth Morley Figure IV

MUSGRAVE

(Hobbs - Crookes)



SUITS:

1850 - "Franklin Crookes et al vs Elizabeth M.J. Hobbs et al" - "Friendly suit"

2/10/1858 Mrs Hobbs - Lot #1 w/pendling - paid \$8.40 Lot #4

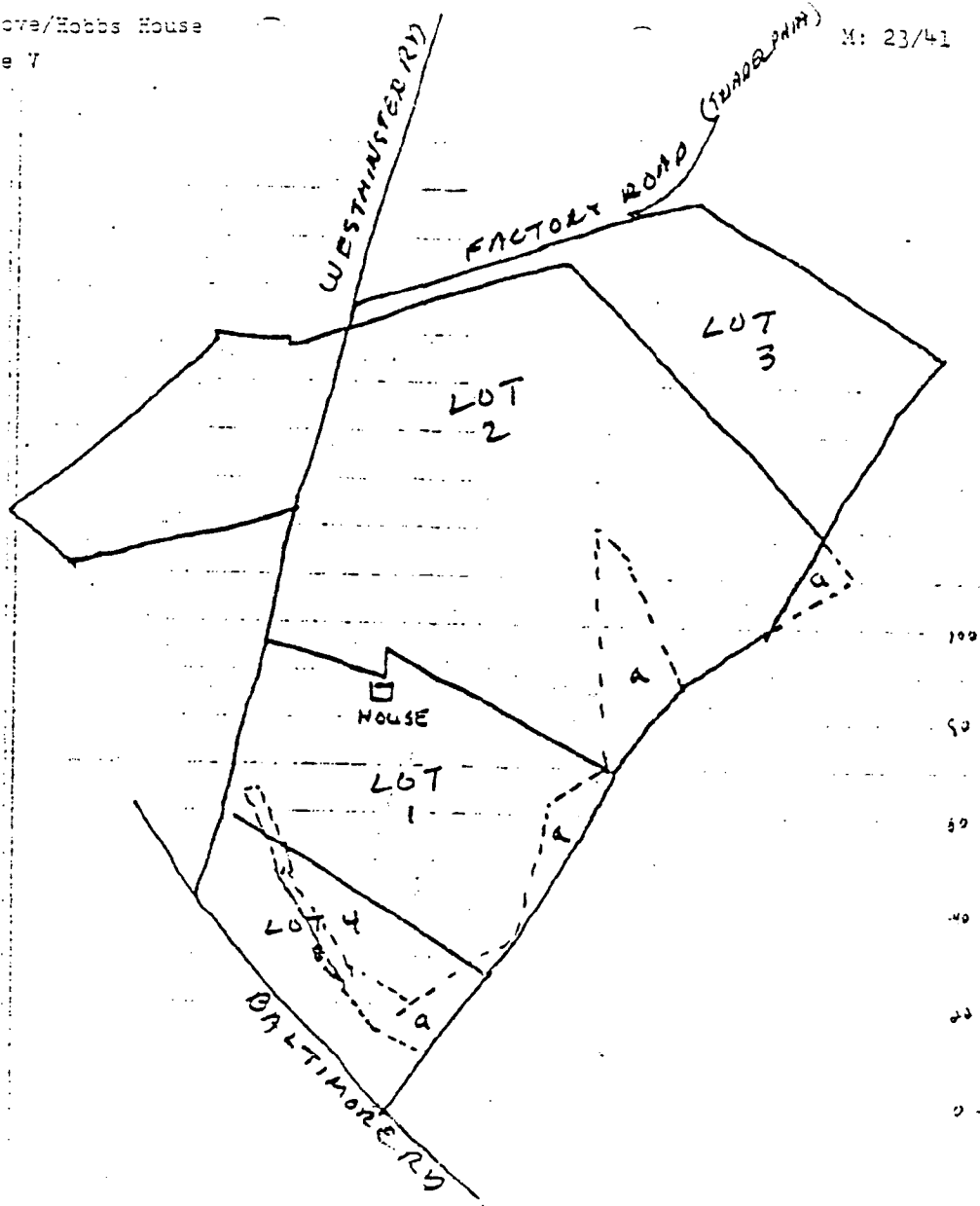
1855 - Map - Bond Map "Mrs. M.J. Hobbs"

3/15/1870 Mrs Hobbs conveyed Lot #1, 4 to Frederick O. Gaither (Gold)

1878 - Hopkins Map - "Fred O. Gaither"

1878 - called into Crookes Family

(REVISION two) -

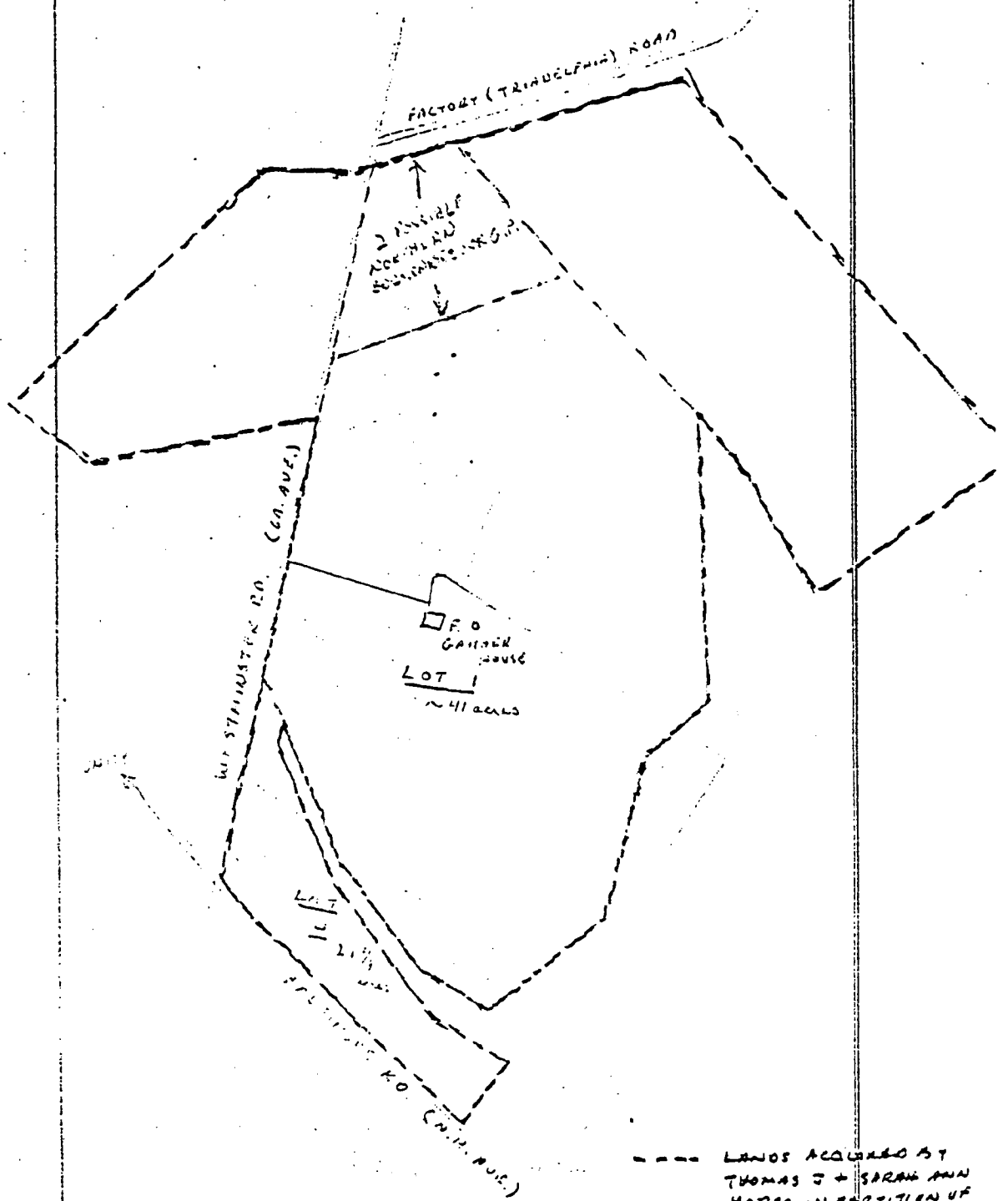


aaaa - parts exchanged by
 A.B. Lewis + Thos Robbs

down assigned as Lot # 1
 share of 1st wife Lot # 2
 residual lots 3, 4 + 5 (100 acres detached)

lot	acres
1	20
2	30
3	36
4	42
5	20

from Judgment Records
 JCH 2/457



--- LANDS ACQUIRED BY
THOMAS J + SARAH ANN
HOBBBS IN PARTITION OF
ESTATE OF NATHAN
MUSGROVE

— LOTS ACQUIRED BY
ELIZABETH M. J. HOBBBS

(MY DRAWING REVISED)

ACHS SUMMARY FORM

1. Name Musgrove/Hobbs House (Frederick O. Gaither House)
 2. Planning Area/Site Number 23/41 3. MNCPPC Atlas Reference Map 9
 I-7
 4. Address 22401 Georgia Avenue, Brookeville

5. Classification Summary

Category building
 Ownership private
 Public Acquisition NA
 Status occupied
 Accessible no
 Present use private residence
 Previous Survey Recording M-NCPPC Federal State X County X Local

(Title and date: Inventory of Historical Sites - 1976)

6. Date before 1783 7. Original Owner: Probably John Musgrove
 8. Apparent Condition
 a. good c. original site
 b. altered

9. Description: This seven bay by one bay, two and a half story house was built in 3 sections: the east one room, two bay section is believed to be the oldest; the west, two room, five bay section was next, and the north addition was built about 1975 by the present owner. This wood frame house has white asbestos siding and four-over-four windows flanked by green louvered wooden shutters. The house has both gable and shed roofs covered now with green corrugated metal.

10. Significance: This house and its outbuildings are significant as an example of an early farmstead that remained in one family for 220 years, growing to meet the needs of its owners. The property was part of a land grant to Benjamin Gaither around 1725. His grandson, Benjamin, in 1779, sold "Gaither's Purchase" (100 acres) and "What's Left" (54 acres) to John Musgrove. A very prosperous man, Musgrove owned several tracts of land in the area; he was taxed in 1783 for a frame house (18' x 24') on "Gaither's Purchase", probably the original part of the present house. Soon after John's death in 1785, his son, Nathan, bought out his siblings, also becoming prosperous. His daughter, Rebecca, married Caleb Gartrell, whose sister Jan married Frederick Gaither in 1800. Frederick and Jan Gaither were the parents of Frederick O. Gaither, later owner of this house, and hence its name on the M-NCPPC Atlas. Another of Nathan's daughters, Sarah Ann Musgrove married Thomas J. Hobbs in 1826, and received Gaither's Purchase on her father's death in 1823. Sarah died in 1832 and Thomas Hobbs remarried in 1834. He and his new wife, Elizabeth Rice, had eight children. Mrs. Elizabeth Hobbs sold the house to Frederick O. Gaither in 1870. By 1878, the house and property entered the Groomes family (son in law of the Hobbs) and remained in that family until after World War II.

11. Date researched and researcher 8/78-Rex Bowser/David Prestemon Arch. Descrip Candy Reed
 12. Compiler Gail Rothrock 13. Date Compiled 2/79 14. Designation Approval
 15. Acreage 6.567 acres

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Musgrove/Hobbs House (Frederick O. Gaither)

AND/OR COMMON

2 LOCATION

STREET & NUMBER 22401 Georgia Avenue

CITY, TOWN Brookeville VICINITY OF Sunshine CONGRESSIONAL DISTRICT 8

STATE Maryland COUNTY Montgomery

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input 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 checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> 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 Fred Booth Telephone #: 924-4554

STREET & NUMBER 22401 Georgia Avenue

CITY, TOWN Brookeville VICINITY OF Sunshine STATE, zip code Maryland 20833

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, LIBER #: 4789
REGISTRY OF DEEDS, ETC. Folio #: 848
Montgomery County Courthouse

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

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This seven bay by one bay, two and a half story, frame house has grown over the years by additions built by various owners.

Built on fieldstone foundations and facing south, there are three distinct sections. The oldest section of the house is a one room structure. A later, two room, two and a half story addition was built west and slightly to the south of the original house. Finally, during the 1970s a modern two and a half story wing was built to the north.

The south (front) porch extends across the south elevation of the west addition. This porch has a shed roof covered by green raised seam metal covering. Four chamfered posts with curved brackets support the roof. Three wooden steps lead up to the porch. The south door is wooden paneled and is flanked by three light sidelights and is surmounted by a five light transom. On the east elevation of the west section there is a twelve light door which is protected by a shed roofed hood.

The house has four over four double hung windows flanked by green wooden louvered shutters. Windows in the north section are two over two double hung. In the east and west gables of the west section there are two four-light windows.

The house has shed and gable roofs covered by green corrugated metal. There are three chimneys; a massive interior fieldstone chimney in the east section; and exterior stove chimney on the west elevation of the west section; an interior stove chimney in the north section.

There are several outbuildings associated with this house.

The south (front) door opens into a central hallway. An open string, double run stairway ascends along the east interior wall. It has a turned newel post and square balusters. To the east of the hall is the dining room and to the west is the living room. At the north end of the hall and at the north end of the dining room two steps lead down into the kitchen and breakfast room (at the west end). At the east end of the kitchen there is a small room now used as a family room. This family room was the original structure erected on this site.

There are random width floors throughout the house. The living room and central hall have very wide floor boards. The walls and ceilings are generally plaster over lath. The family room has vertical and horizontal planked wainscoting and exposed rafters. There are wooden paneled doors and molded door frames. The family room fireplace is constructed of fieldstone and there is a simple horizontal wooden shelf which serves as the mantle. There are smaller brick fireplaces in the living and dining rooms with simple mantles and surrounds.

Referring to Figure III attached, it is believed that the original sections I and II with the central enclosed fireplace were constructed by John Musgrove (18th century). It is further believed that John's son Nathan added Sections III and IV around 1800. The present owner added Section V in 1978.

See Figure II, which is a rough diagram of the first floor. The second floor covers all but Part I.

(Continued on Attachment Sheet A)

CONTINUE ON SEPARATE SHEET IF NECESSARY

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 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 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 checked="" type="checkbox"/> OTHER (SPECIFY) Local History	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES Before 1783

BUILDER/ARCHITECT Probably John Musgrove

STATEMENT OF SIGNIFICANCE

This building is significant as an example of a small, early farm-house which grew to meet the needs of its owners.

The property "Gaither's Purchase" probably entered the Gaither family around 1725, when Benjamin Gaither was granted a large tract of land in this region known as "Benjamin's Lott."¹ Gaither's Purchase was no doubt acquired soon after this original grant, and was probably a tract adjacent to Benjamin's Lott. Records show that Gaither's Purchase became the property of Benjamin Gaither, grandson of Benjamin, son of Edward, through Edward's will (4/26/1777).² Benjamin in 1779 sold this tract of 100 acres and the adjoining 54 acres of "What's Left", (also from his father's will to John Musgrove. "What's Left" is a tract shown on the map just south of Gaither's Purchase. The price recorded was an incredible 3,080 pounds of tobacco.³ This sale into the Musgrove family was dated 10/29/1779, recorded 2/25/1780. Musgrove also purchased 38 acres from Betsey Davis Welsh, seamstress, for 100 pounds of tobacco.⁴

A review of the tax records for 1783 at the Montgomery County Historical Society indicates that John Musgrove was the owner of several tracts of land in the region surrounding Gaither's Purchase. Of these tracts, only Gaither's Purchase, and "Bear Garden Forest Enlarged" have recorded improvements. On Gaither's Purchase he was taxed for a frame house (18'x24'), a barn, a log cabin, and another log structure.⁵ Incidentally, the rooms in the present home, identified as Section I on Figure III are together about 18'x24'. These two rooms have in their center a large old stone fireplace.

On "Bear Garden Forest Enlarged" he had "1 log dwelling house 16 feet square, 1 log tobacco house 20 feet square, 100 acres cleared, 8 acres marsh...."

John Musgrove died in 1785, a very prosperous man; his will was probated August 8, 1785. His lands were divided among his wife and children. His aggressive and also prosperous son, Nathan, gradually bought out his siblings. Between 1797 and 1799, Nathan acquired most of his father's lands, including "Gaither's Purchase" and "What's Left", (100 acres and 54 acres).⁶

Nathan's daughter, Rebecca, married Caleb Gartrell, whose sister, Rebecca Gartrell, married Frederick Gaither (January 17, 1800). Frederick and Rebecca Gaither were the parents of Frederick O. Gaither, later owner of the hotel. Another of Nathan's daughters, Sarah Ann Musgrove, married Thomas J. Holt (January 24, 1826).

(Continued on Attachment Sheet B)

CONTINUE ON SEPARATE SHEET IF NECESSARY

Musgrove/Hobbs House

Nathan Musgrove died intestate in 1823, and his property was split among his surviving widow and seven children. His personal estate was valued at nearly \$5,000, and included 18 slaves.⁷ The Hobbs couple received "Gaither's Purchase" and "What's Left", and through various arrangements they traded pieces of land with neighbors to complete their ownership of squared lots. A farm house is identified on Gaither's Purchase at this time.

Sarah Ann Musgrove Hobbs died in 1832, leaving two children (Mary Ann and Nathan). In 1834, Thomas J. Hobbs married Elizabeth M.M.J. Rice. He had eight more children by Elizabeth, all minors at the time of his death, at his home on July 1, 1855.⁸ He left no will, and his property was not reassigned until 1858 when the suit of Franklin Groomes et al vs. Elizabeth M.J. Hobbs et al was settled in the courts. The Lot #1, with the dwelling house, and Lot #4 were then sold by the court appointed trustees to Mrs. Hobbs for \$18.40.⁹ This consisted of 62 (plus) acres of "Gaither's Purchase" and "What's Left", with a large barn and apple and peach orchards. The location of the house on Lot #1 shown in the title records is the same location of the house today.

This suit of 1858 was evidently a "friendly" suit, aimed at getting the title matter expedited through the courts. Franklin Groomes was Mrs. Hobbs' son-in-law, married to Mary Ann, daughter of Thomas J. and Sarah Ann (Musgrove) Hobbs. (Also, Mary Ann Groomes was, through marriage, a distant cousin of Fredrick O. Gaither.)

Mrs. Hobbs sold this house and property, Lots #1 and #4, to Fredrick O. Gaither on March 15, 1870.¹⁰ "Rolling Acres", his parents' home, was nearby, just north of Unity.

By 1878, the house and property entered the Groomes family where it remained until after the second World War. The current, elderly Mrs. Hobbs was married on the front porch. Her maiden name is Groomes.

FOOTNOTES:

1. Scharf, J. Thomas, History of Western Maryland, (Louis H. Everts, Philadelphia, Penn., 1882), p. 220.
2. Ibid., p. 270.
3. Land Records of Montgomery County, Md., A446.
4. Ibid., B/324 (made December 15, 1784, recorded January 8, 1785).

(Continued on Attachment Sheet C)

Musgrove/Hobbs House

FOOTNOTES: (Continued)

5. Montgomery Tax Records, 1783, Historical Society.
6. Land Records, G450; G514; H152; H153; H535.
7. Ibid., Deed of Partition, BS2/67.
8. Montgomery County Sentinel, August 31, 1856.
9. Montgomery County Judgment Records, JGH2/457; Land Records, Op. Cit. JGH8/146.
10. Land Records, EBP7/184.

BIBLIOGRAPHY:

- Land Assessment, and Judgment Records of Montgomery County.
 Family Genealogies: Gaither, Hobbs, Musgrove, Groomes (Montgomery County Historical Society).
 Scharf, J. Thomas, History of Western Maryland, (Louis H. Everts, Philadelphia, Penn., 1882).
 Maps: Hopkins Atlas (1879); Martinet and Bond (1865).
Montgomery County Sentinel.
 Bowman, Tressie Nash, Montgomery County, Md. Marriage Licenses Issued 1796-1850 (1966).
 U.S. Census Records.

MAJOR BIBLIOGRAPHICAL REFERENCES

See Attachment Sheet C

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 6.567 acres

VERBAL BOUNDARY DESCRIPTION

See Figure I Attached

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

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Rex J. Bowser/David Prestemon

Candy Reed
Arch. Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

August 1978

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

BASED ON PLAT OF SURVEY
Part of George H. Lucke Property
Olney District
Montgomery County, Md.

Scale: 1" = 100' Feb. 1960

By Burtonsville Surveys

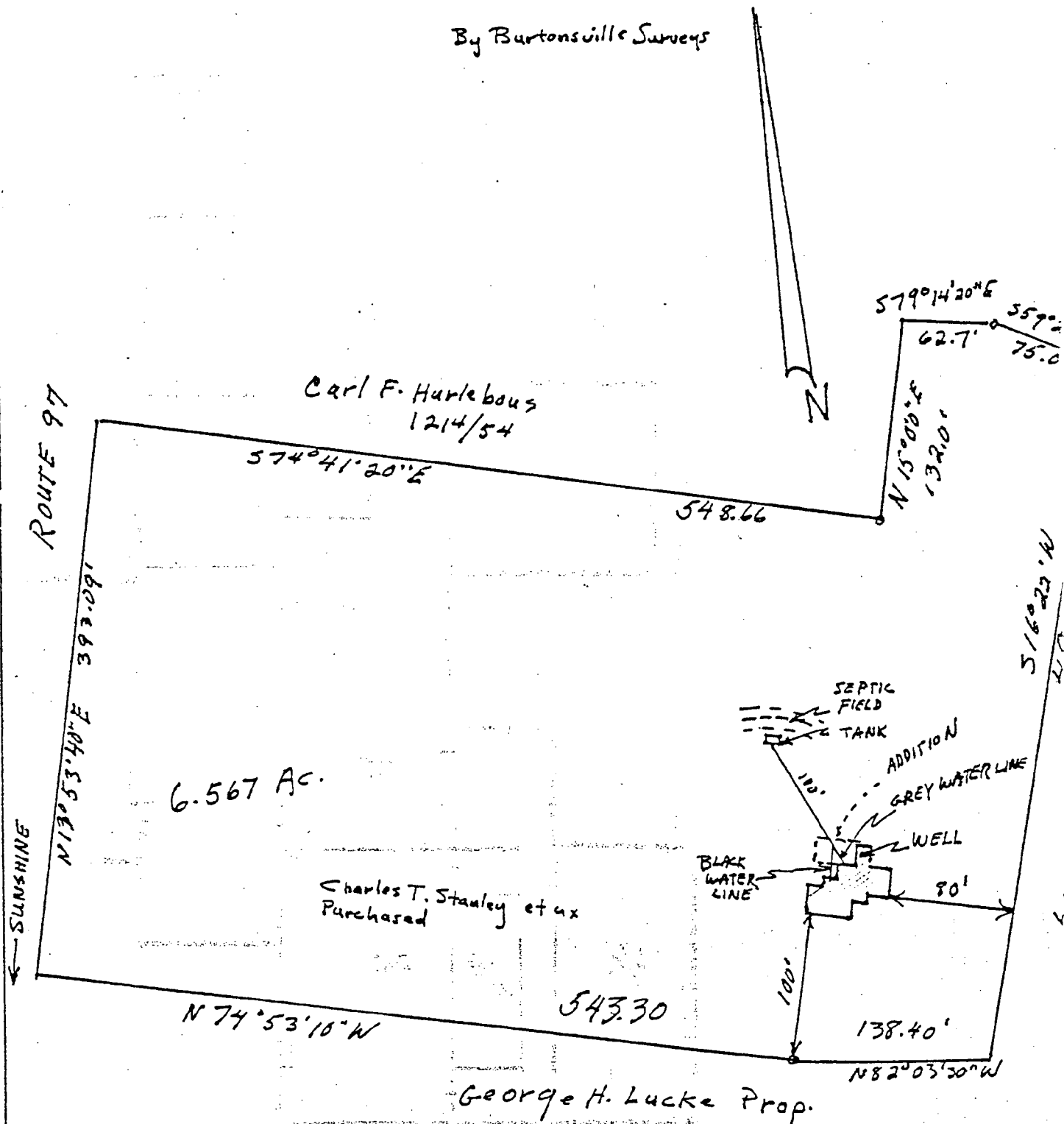


Figure 1 2007/146

The FREDRICK O. GAITHIER HOUSE
August 1978

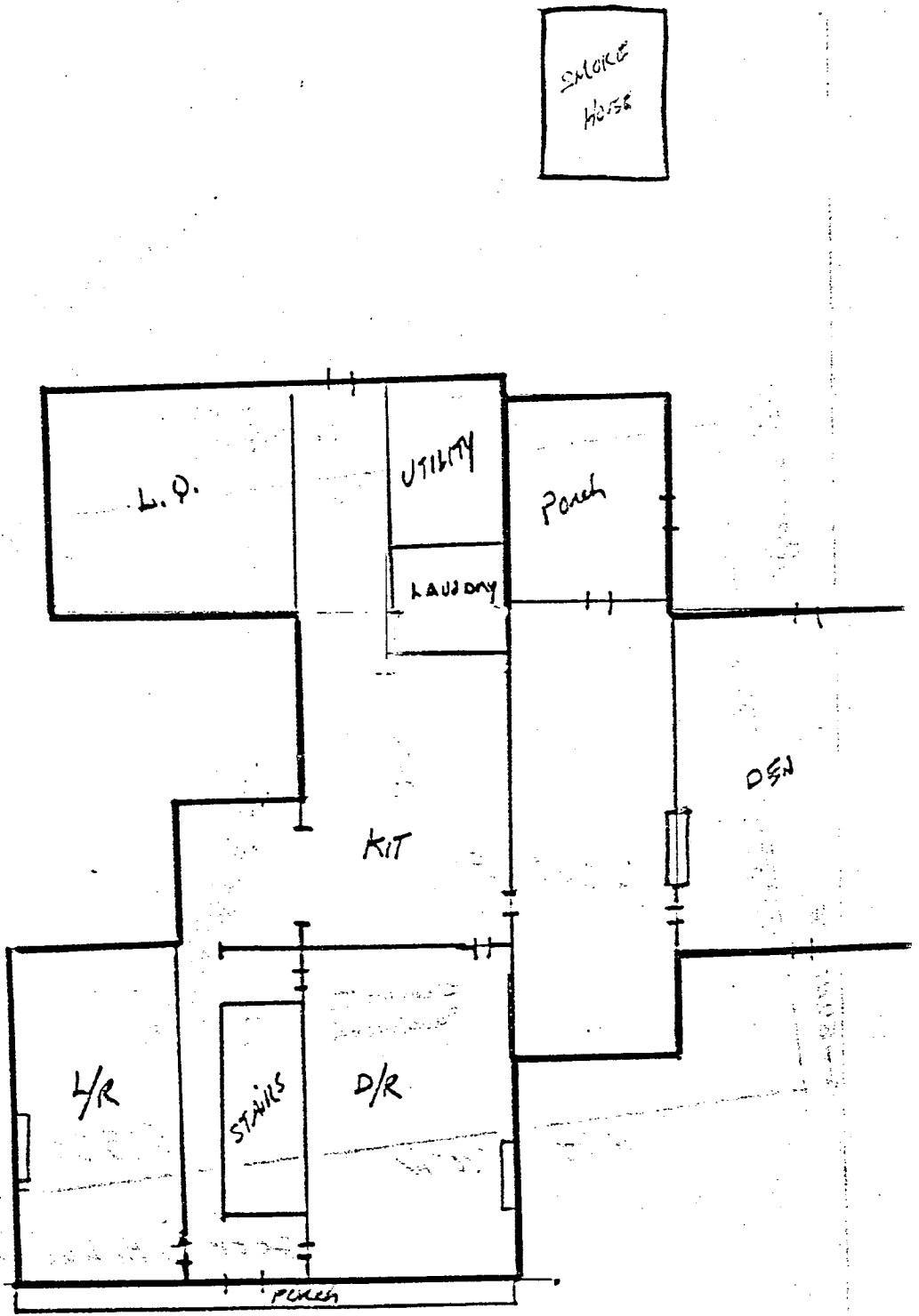


Figure II

The Fredrick O. Gathen House

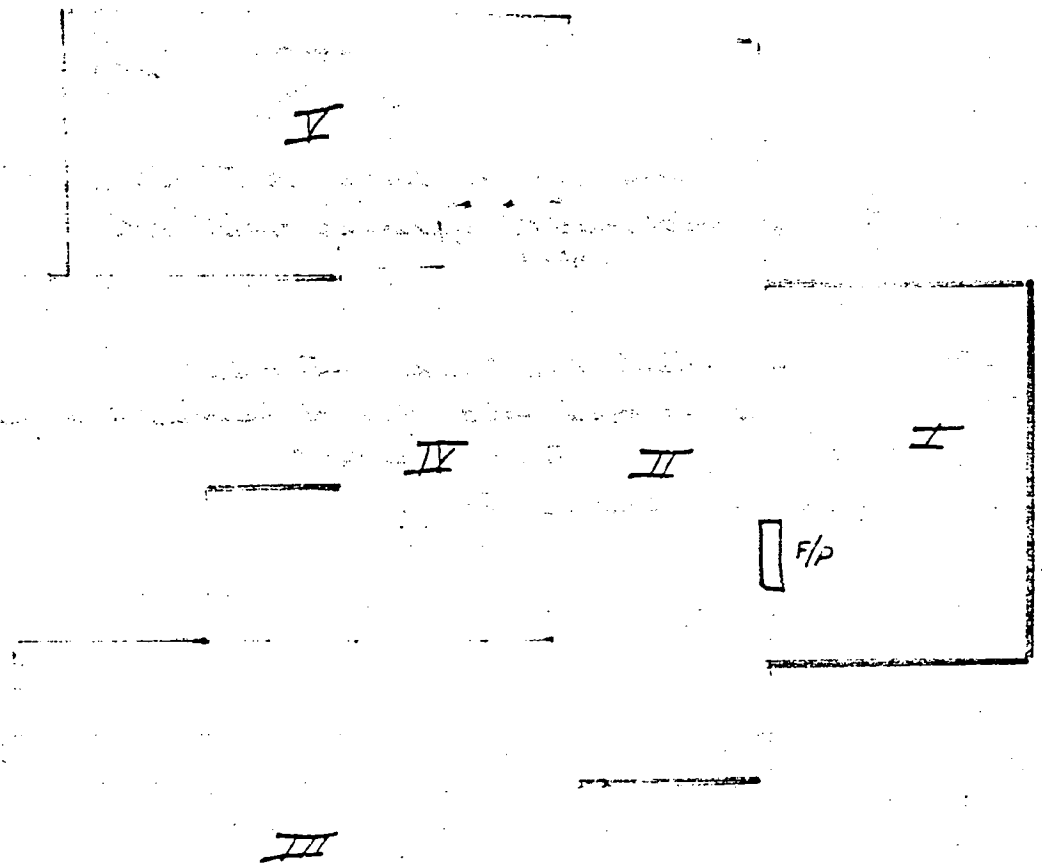
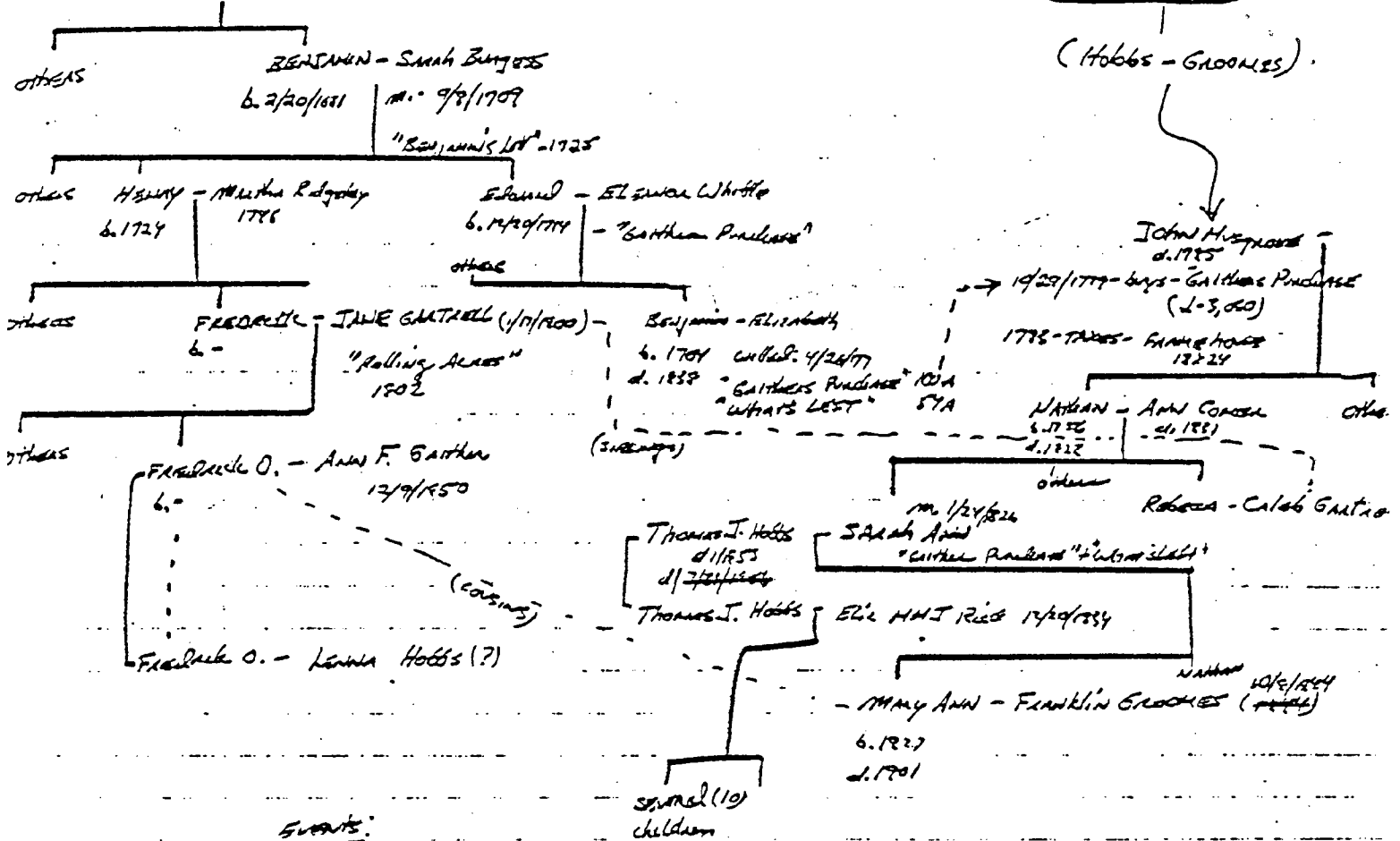


Figure 111

John - Ruth Morley Figure IV

MUSGROVE

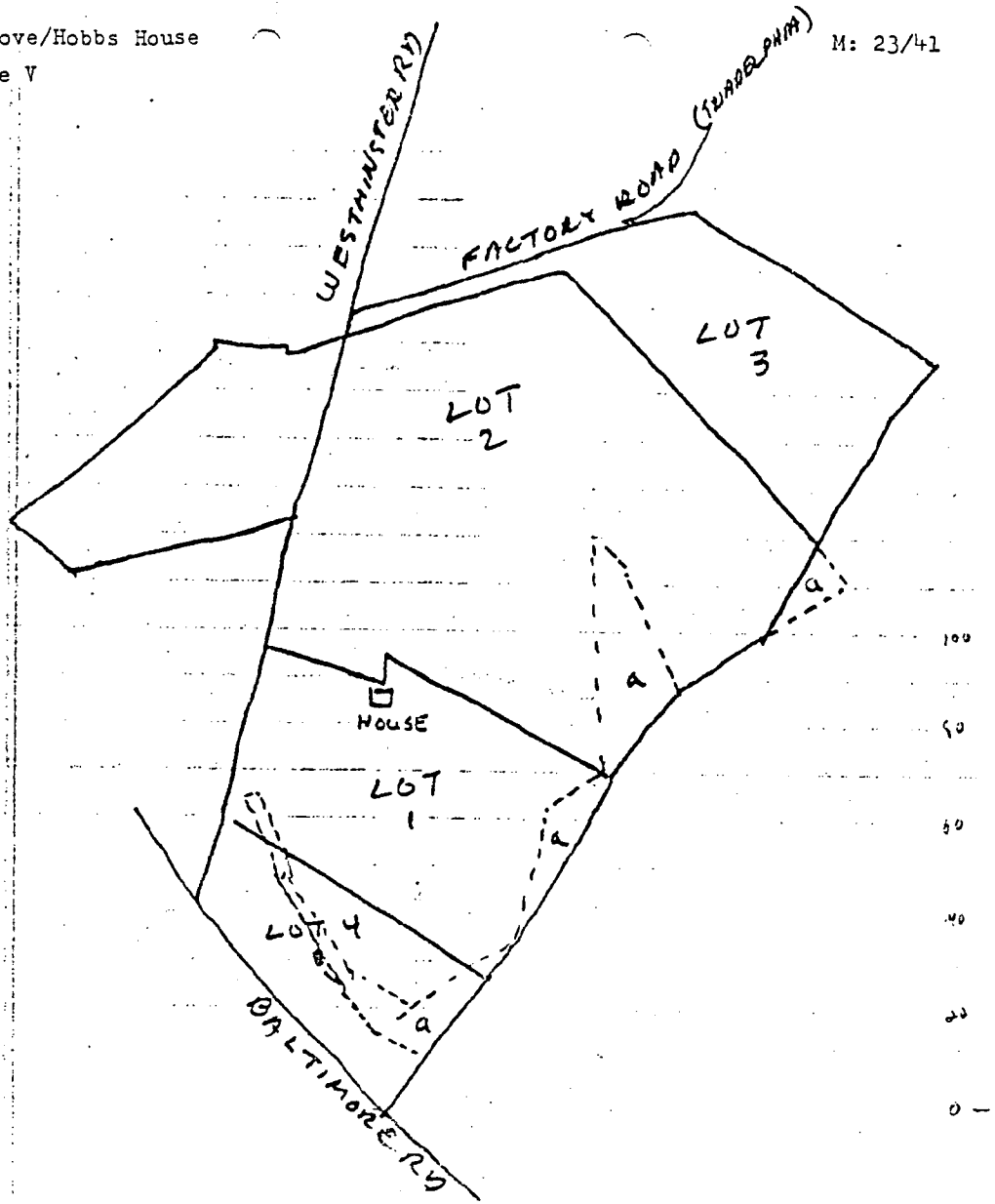


EVENTS:

1853 - "Franklin Grookes et al vs Elizabeth M J Hobbs et al" - "Friendly suit"
 APR 10 - 1858 Mrs Hobbs - Lot #1 w/ adjoining - paid \$18.40
 Lot #4

- 1865 - Manifest - Bond Map "Mrs. M.J. Hobbs"
- 3/15/1870 Mrs Hobbs conveyed Lot's #1,4 to Frederick O. Gaither (Gold)
- 1878 - Hopkins Map - "Fred O. Gaither"
- 1878 - walked into Grookes Family

(REVISION TWO) -

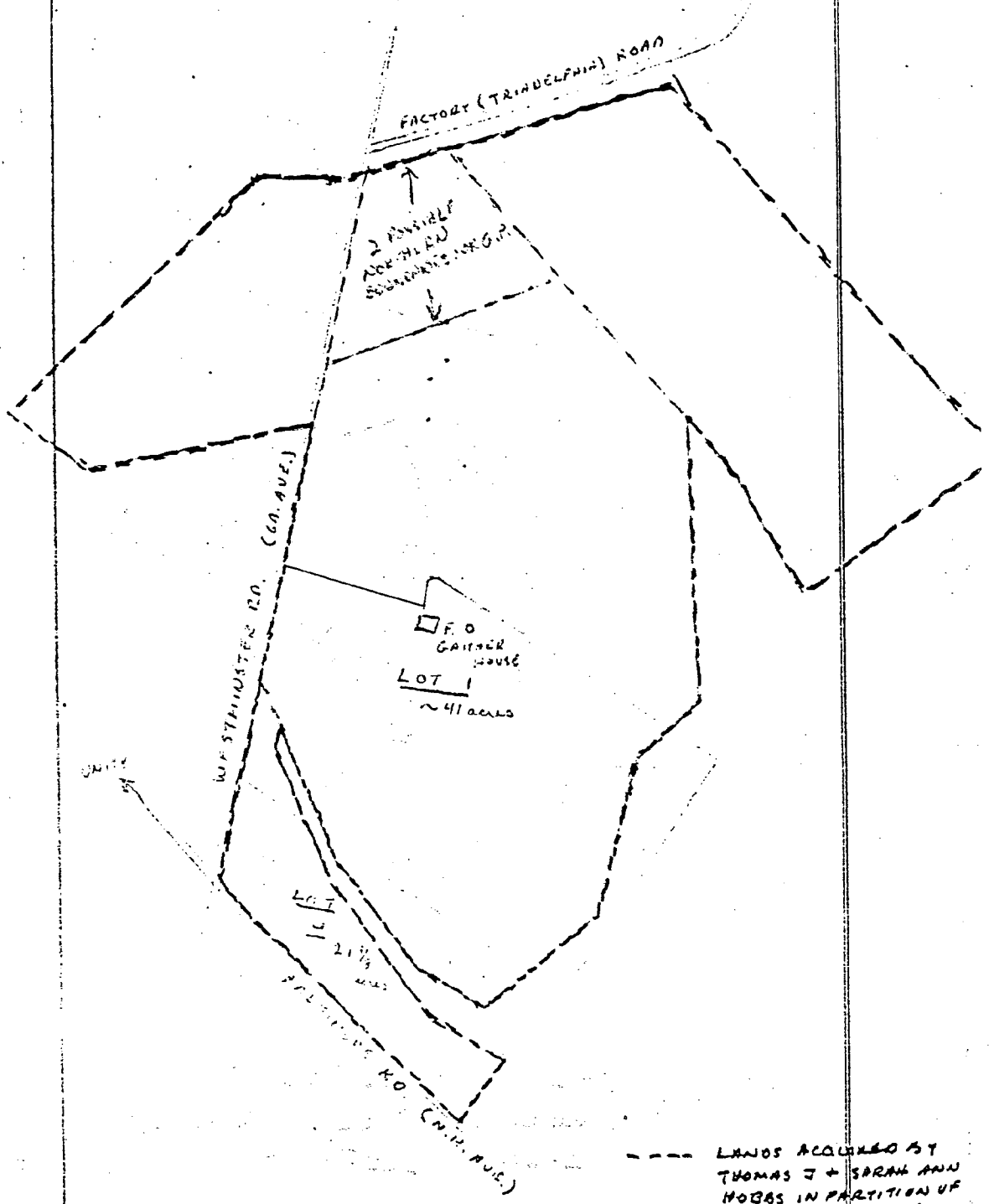


aaaa - parts exchanged by
A. B. Davis + Thos Hobbs

down assigned as Lot # 1
share of 1st wife Lot # 2
residual lots 3, 4 + 5 (100 acres detached)

lot	value
1	20/acre
2	30
3	30
4	42
5	20

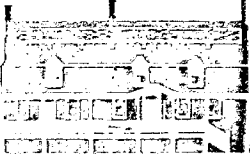
from Judgment Records
JGH 2/457



--- LANDS ACQUIRED BY THOMAS J + SARAH ANN HOBBS IN PARTITION OF ESTATE OF NATHAN MUSGROVE
— LOTS ACQUIRED BY ELIZABETH M. J. HOBBS

(MY DRAWING REVISED)

NR



Maryland Historical Trust

January 9, 1981

Mr. Rex J. Bowser
10636 Wayridge Drive
Gaithersburg, Maryland 20760

RE: Musgrove-Hobbs House # 23/41
Brookeville vicinity, Montgomery County

Dear Mr. Bowser:

Enclosed are the materials you resubmitted for nominating the Musgrove-Hobbs House to the National Register. The primary problem is still identifying the significance of the house and justifying listing it on the Register. The problems are delineated on the enclosed Receipt/Return Sheet. Enclosed are the current guidelines for completing National Register applications.

Please accept my apologies for being so long in responding. Unfortunately, the slides you submitted in 1979 have still not been found. Please do not hesitate to contact me should you have questions.

Respectfully,

Ronald L. Andrews
National Register
Coordinator

RLA/lkm

Enclosures

cc: Carole Huberman
Eileen McGuckian
Robert Braunberg

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME			
COMMON: Musgrove/Hobbs House			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 22401 Georgia Avenue			
CITY OR TOWN: Brookeville			
STATE: Maryland		COUNTY: Montgomery	
3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments
4. OWNER OF PROPERTY			
OWNER'S NAME: Mr. and Mrs. Charles Stanley			
STREET AND NUMBER: 22401 Georgia Avenue			
CITY OR TOWN: Brookeville		STATE: Maryland 20850	
5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Montgomery County Courthouse Liber # 4789 Folio # 848			
STREET AND NUMBER:			
CITY OR TOWN: Rockville		STATE: Maryland 20850	
Title Reference of Current Deed (Book & Pg. #): 4879/848			
6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY: M-NCPPC Inventory of Historic Sites			
DATE OF SURVEY: 1976 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> County <input type="checkbox"/> Local			
DEPOSITORY FOR SURVEY RECORDS: Park Historian's Office			
STREET AND NUMBER:			
CITY OR TOWN: Rockville		STATE: Maryland 20855	

ACHS SUMMARY FORM

1. Name Musgrove/Hobbs House
2. Planning Area/Site Number 23/41
3. MNCPPC Atlas Reference Map 9
I-7
4. Address 22401 Georgia Avenue, Brookeville

5. Classification Summary

Category building

Ownership private

Public Acquisition NA

Status occupied

Accessible no

Present use private residence

Previous Survey Recording M-NCPPC Federal State X County X Local

(Title and date: Inventory of Historical Sites - 1976)

6. Date before 1783
7. Original Owner: Probably
John Musgrove
8. Apparent Condition
- a. good
- b. altered
- c. original site

9. Description: This seven bay by one bay, two and a half story house was built in 3 sections: the east one room, two bay section is believed to be the oldest; the west, two room, five bay section was next, and the north addition was built about 1975 by the present owner. This wood frame house has white asbestos siding and four-over-four windows flanked by green louvered wooden shutters. The house has both gable and shed roofs covered now with green corrugated metal.

10. Significance: This house and its outbuildings are significant as an example of an early farmstead that remained in one family for 220 years, growing to meet the needs of its owners. The property was part of a land grant to Benjamin Gaither around 1725. His grandson, Benjamin, in 1779, sold "Gaither's Purchase" (100 acres) and "What's Left" (54 acres) to John Musgrove. A very prosperous man, Musgrove owned several tracts of land in the area; he was taxed in 1783 for a frame house (18' x 24') on "Gaither's Purchase", probably the original part of the present house. Soon after John's death in 1785, his son, Nathan, bought out his siblings, also becoming prosperous. His daughter, Rebecca, married Caleb Gartrell, whose sister Jan married Frederick Gaither in 1800. Frederick and Jan Gaither were the parents of Frederick O. Gaither, later owner of this house, and hence its name on the M-NCPPC Atlas. Another of Nathan's daughters, Sarah Ann Musgrove married Thomas J. Hobbs in 1826, and received Gaither's Purchase on her father's death in 1823. Sarah died in 1832 and Thomas Hobbs remarried in 1834. He and his new wife, Elizabeth Rice, had eight children. Mrs. Elizabeth Hobbs sold the house to Frederick O. Gaither in 1870. By 1878, the house and property entered the Groomes family (son in law of the Hobbs) and remained in that family until after World War II.

11. Date researched and researcher 8/78-Rex Bowser/David Prestemon Candy Reed Arch. Descrip.

12. Compiler Gail Rothrock

13. Date Compiled 2/79

14. Designation Approval

15. Acreage 6.567 acres

DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The House:

This seven bay by bay, two and a half story, frame house has grown over the years by additions built by various owners.

SHAPED irregularly

Built on fieldstone foundations and facing south, there are three distinct sections. The oldest section of the house is a one room structure. A later, two room, two and a half story addition was built west and slightly to the south of the original house. Finally, during the 1970s a modern two and a half story wing was built to the north.

The south (front) porch extends across the south elevation of the west addition. This porch has a shed roof covered by a green raised seam metal covering. Four chamfered posts with curved brackets support the roof. Three wooden steps lead up to the porch. The south door is wooden paneled and is flanked by three light sidelights and is surmounted by a five light transom. On the east elevation of the west section there is a twelve light door which is protected by a shed roofed hood.

The house has four over four double hung windows flanked by green wooden louvered shutters. Windows in the north section are two over two double hung. In the east and west gables of the west section there are two four-light windows.

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Continued on Attachment A

SEE INSTRUCTIONS

kitchen there is a small room now used as a family room. This family room was the original structure erected on this site.

There are random width floors throughout the house. The living room and central hall have very wide floor boards. The walls and ceiling are generally plaster over lath. The family room has vertical and horizontal planked wainscoting and exposed rafters. There are wooden paneled doors and molded door frames. The family room fireplace is constructed of fieldstone and there is a simple horizontal wooden shelf which serves as the mantle. There are smaller brick fireplaces in the living and dining rooms with simple mantles and surrounds.

Referring to Figure III attached, it is believed that the original sections I and II with the central enclosed fireplace were constructed by John Musgrove (18th century). It is further believed that John's son Nathan added sections III and IV around 1800. The present owner added section V in 1978.

See Figure II, which is a rough diagram of the first floor. The second floor covers all but section I.

The Setting:

The house is set facing southward towards New Hampshire Avenue (the old Winchester Road). It is set above the level of the cattle fields to the east. There is a small dirt floor basement under the forward part of section III. The foundation of the house in the overhead of this space consists of large logs, unfinished with many still covered with bark.

In front of the house, before the porch is a large grassy enclosed front yard. Small plants and shrubs surround this area. It extends front^m the edge of the porch for fifty feet and is bounded beyond the plants by the driveway from Georgia Avenue.

To the west are several evergreen trees. This area to the west^{once} had both a garden and an orchard. Larger fields, open tracts lie beyond this garden-orchard area, roughly sixty feet from the side of the house. These fields are under cultivation presently by local farmers. These fields are at the same elevation as the house.

To the rear of the house, about fifteen feet, is a small frame building, sized ten by twenty. It is currently used as a tool shed, but was earlier a smoke house.

On the east side of the house is a looping driveway, as it continues from in front of the house around to the east of the house. There is a wood shed in the center of the loop directly to the east of the house. It is in very poor repair.

Trees line the outer rim of the driveway so that the fields to the east of the house are bounded by this row of trees. The house and the area fifty feet to the east enjoy good shade from this barrier.

The house is in a style similiar to many in this area of the Hawlings River valley. Rolling Acres of the Gaither family a few miles to the north, and Brooke Meadow in Sandy Spring have a similiar appearance, and they are constructed of stone and brick. Fair Hill I was also very much like this house; and it likemany others in this area face south. This orientation is no doubt the consequence of the weather and this climate.

The style of this house does not conform to any standard style for this building period. The closest is a general style called "American Basic." It was like many of this early 1800 period built for economy and for space. The introduction of the machine tooled nail at this time, may have influenced this "Balloon frame" common in the United States at the turn of this century. The long front porch was an addition to this type of house which added an individuality to its appearance. One can only imagine the many cool evenings spent talking and laughing on this old porch. The style of this house reflects both a culture and a time in our past.

The Outbuildings:

There are eight detached building^s in various stages of repair grouped tightly behind and to the northeast of the main house. Most are in poor condition and do not appear to be as old as the main house. No estimate has been made of the ages of each of these out buildings.

The SMOKEHOUSE, previously mentioned, is nearest to the main house. It was obviously located for ease of access to the spring porch on the rear of the main house. Its condition

(SMOKEHOUSE)

is fair. It presently serves well to store tools.

The CORN?/CARRIAGE BARN is set in the cluster of the three major barns. It is behind and to the east of the main house. It opens to the loop of the driveway. It has two large opposite doorways, with areas on the sides for corn storage. It is the only barn which opens to the house. The large open center area of the barn could easily have served to store the family carriage. The barn is in good condition.

The CATTLE BARN stands furthest to the east and behind the right rear of the corn barn. It has a large stone foundation which extends all around the base of the structure. It has two working levels. The east side has the lower level for the cattle entry. To the west, the entry is one level higher, presumably for hay storage. The east side of course opens to the open fields that were no doubt used for grazing the animals housed there. The condition of this barn is fair to poor.

The CHICKEN COUP is behind the smoke house and to the west of the corn barn. It is in very poor condition. It is a standard type chicken coup design, painted red as are all these buildings.

A STORAGE SHED sits north to the side of the chicken coup. It appears as a standard garage, with two garage type doors. It is also in very poor condition.

Behind the corn barn is another larger barn, not as large as the cattle barn: the TRACTOR BARN. It has two very large storage areas on either side of an open center area. Two large openings allow access to this center area. The farm tractor is usually stored in this center space. This barn faces east-west in parallel with the cattle barn but further north and west of the cattle barn. This condition here is fair.

(OUTBUILDINGS)

The remains of a SPRING HOUSE stand alone just north of the tractor barn. It is just a shell of a structure, and there is no actual proof that it was a spring house. There is a spring near by, (as well as the spring that was located in the spring porch of the main house) which probably provided the fresh water supply for this farm.

The WOOD SHED is the last of the eight out buildings, and as mentioned it is inside the loop of the driveway to the east of the house. It is falling apart.

BASED ON PLAT OF SURVEY
 Part of George H. Lucke Property
 Olney District
 Montgomery County, Md.
 Scale: 1" = 100' Feb. 1960
 By Burtonsville Surveys

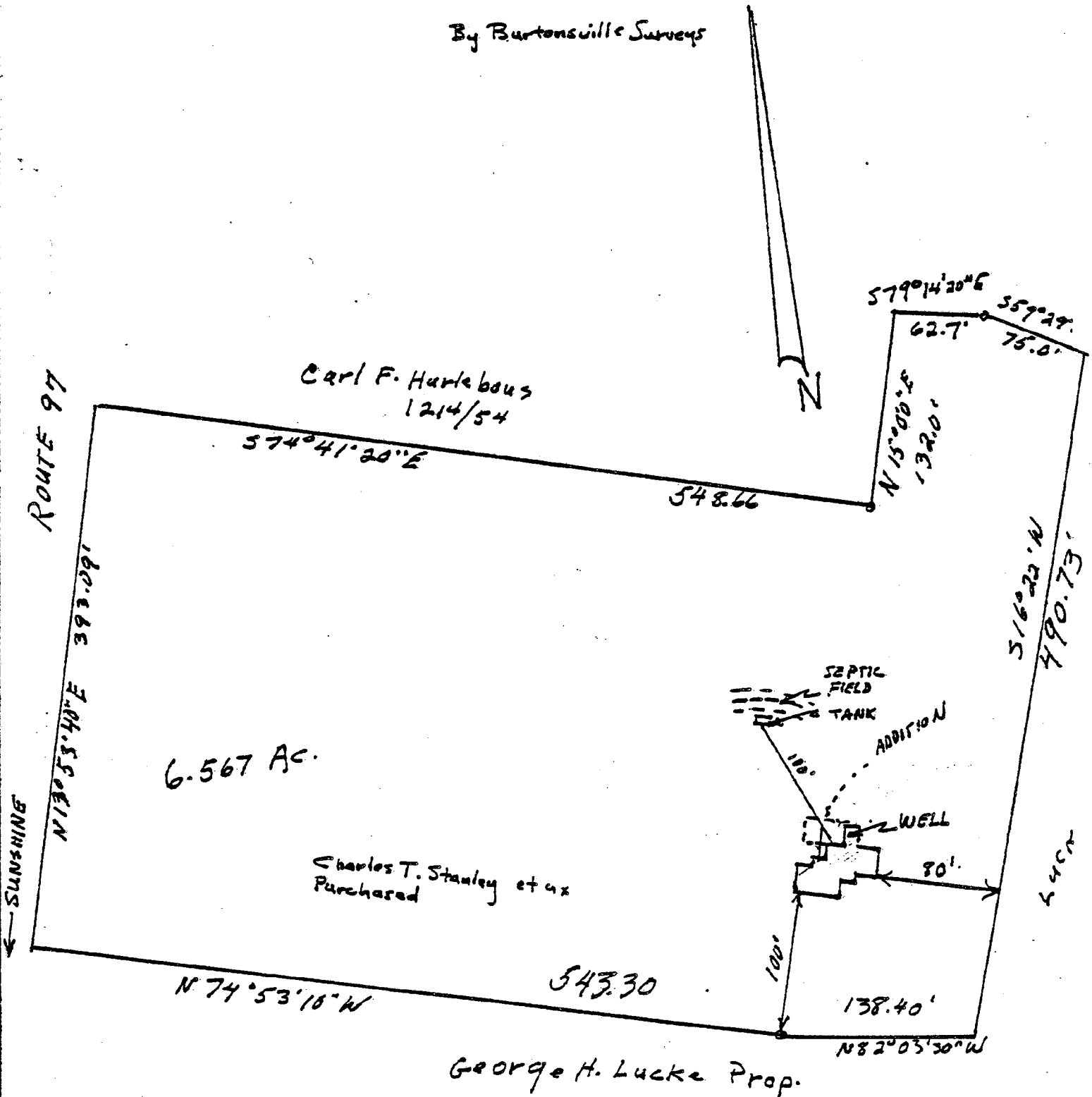
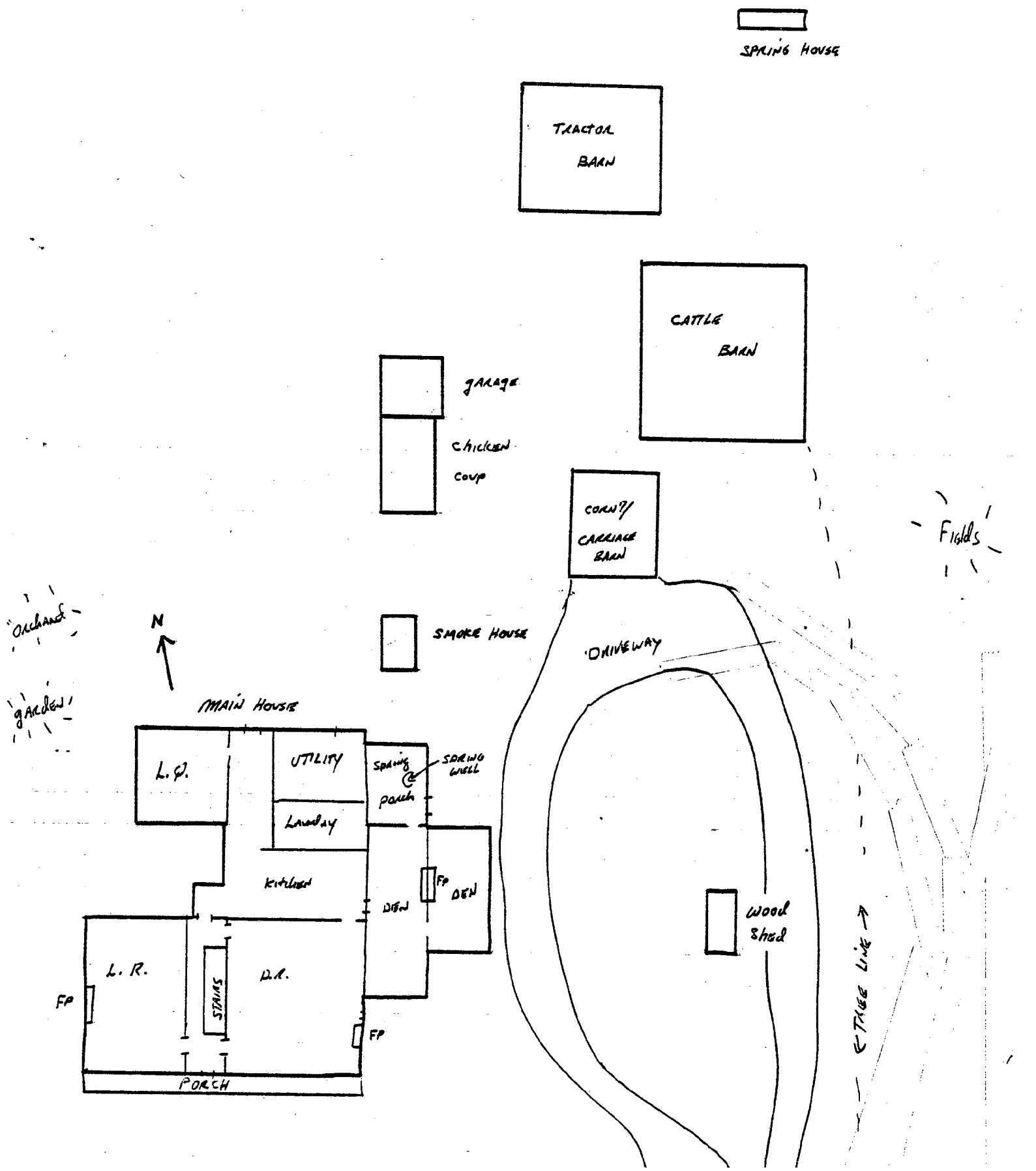


Figure 1

2007/146

Figure II Musgrave/Hobbs House

M: 23/81



SPRING HOUSE

TRACTOR BARN

CATTLE BARN

GARAGE
CHICKEN COOP

CORN/CARRIAGE BARN

Fields

Orchard
Garden

N

MAIN HOUSE

L.P.
UTILITY
Laundry
Kitchen
L.R.
D.R.
Porch
FP
FP
FP
Spring porch
Spring well
DEN
FP
DEN
FP

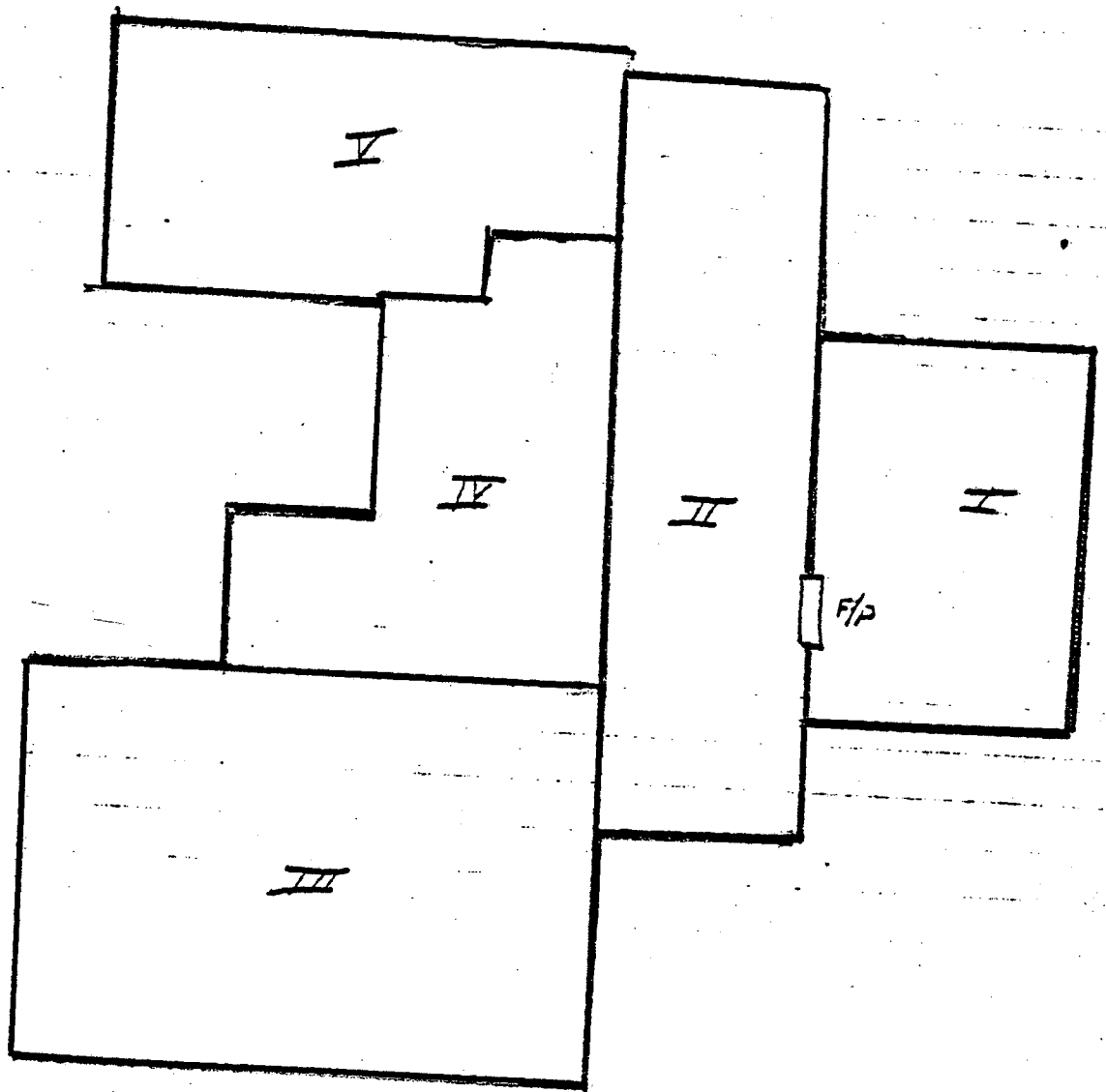
DRIVEWAY

Wood Shed

TREE LINE

FIGURE III
Musgrave/Hobbs House

M: 23/41



GAILHER

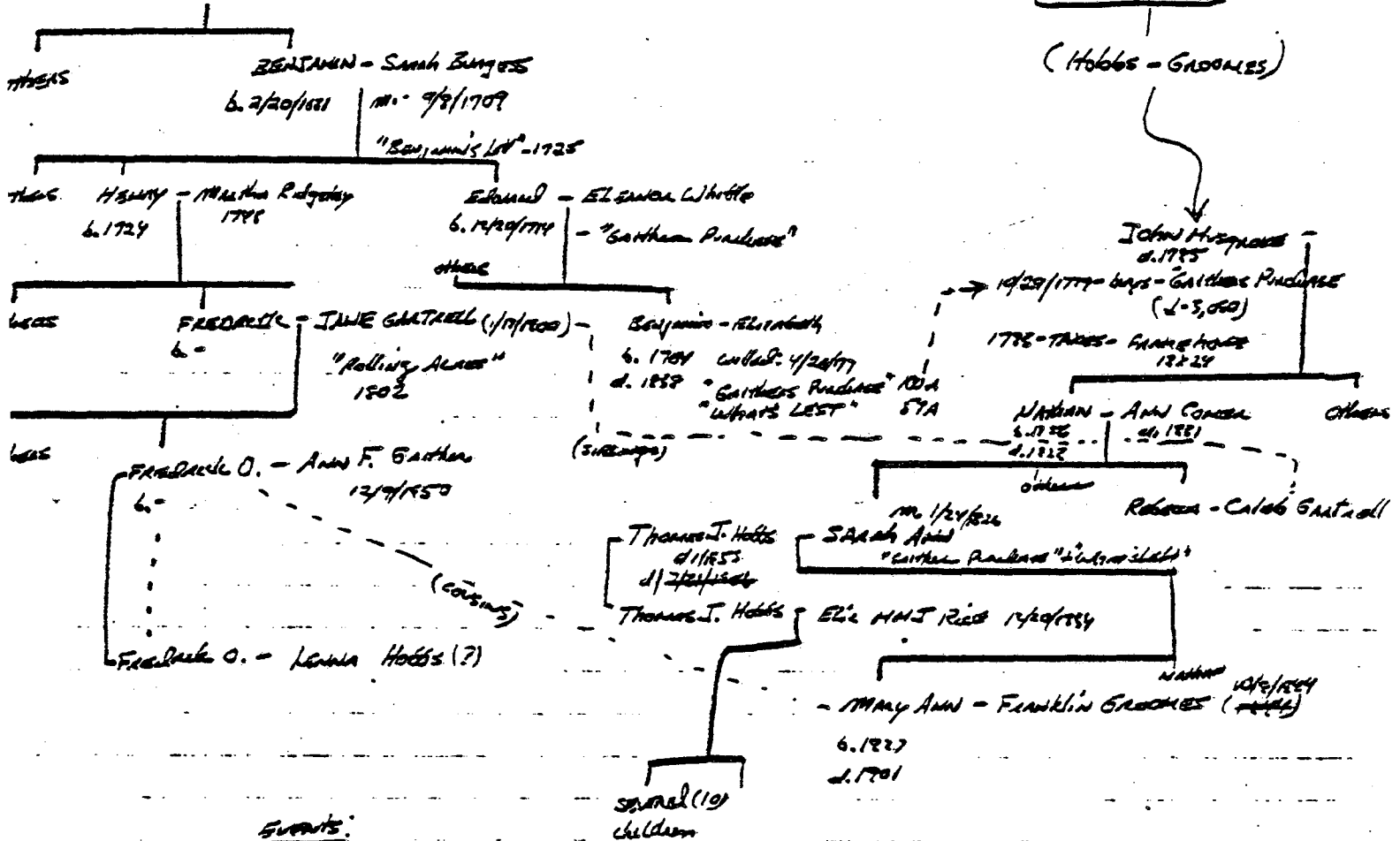
Musgrove/Hobbs House

M: 23/41

John - Ruth Morley Figure IV

MUSGROVE

(Hobbs - Groomes)



EVENTS:

1855 - "Franklin Groomes ET AL vs Elizabeth M.J. Hobbs ET AL" - "Friendly suit"

APR 10 - 1858 Mrs Hobbs - Lot #1 w/ adjoining - paid \$18.40
Lot #4

1865 - Manifest - Bond Map "Mrs. M.J. Hobbs"

1/15/1870 Mrs Hobbs conveyed lots #1, 4 to Frederick O. Gaither (Gold)

1878 - Hopkins Map - "Fred O. Gaither"

1878 - called into Groomes Family

(REVISION TWO)

B SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) Before 1783

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Local History</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	<u>Early Settlement</u>
<input type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

This old farm house with its younger out buildings is historically significant because it reminds us of the richness and of the variety of our Maryland past. It stands to recall the kinds of simple people and of simple life styles of our early settlers. It recalls a "prosperous" times in the time just after the revolution when local economies had begun their readjustment after the separation from the economy of the mother country.

The early settlers in this part of Montgomery were never really prosperous. They were never to achieve the wealth and comforts in the western county. They, here in the Hawlings River valley were generally poor people. They managed to make a living from the soil, and occasionally families could join when times were good to build houses like this one. But it was never easy and they were probably very proud of their farm houses.

The early appearance of this house, much like the Rolling Acres to the north, must therefore be viewed as a milestone of the past; a time capsule of a culture long gone. This house is significant because it was put together in parts; each part reflecting the needs and the desires of each of its builders and of its occupants. Its construction, or rather its evolution is itself a window on the history of the people who settled here.

In 1770 this area was a wilderness. The tract called "Benjamin's Lott" included most of the land in this part of the

see Attachment B

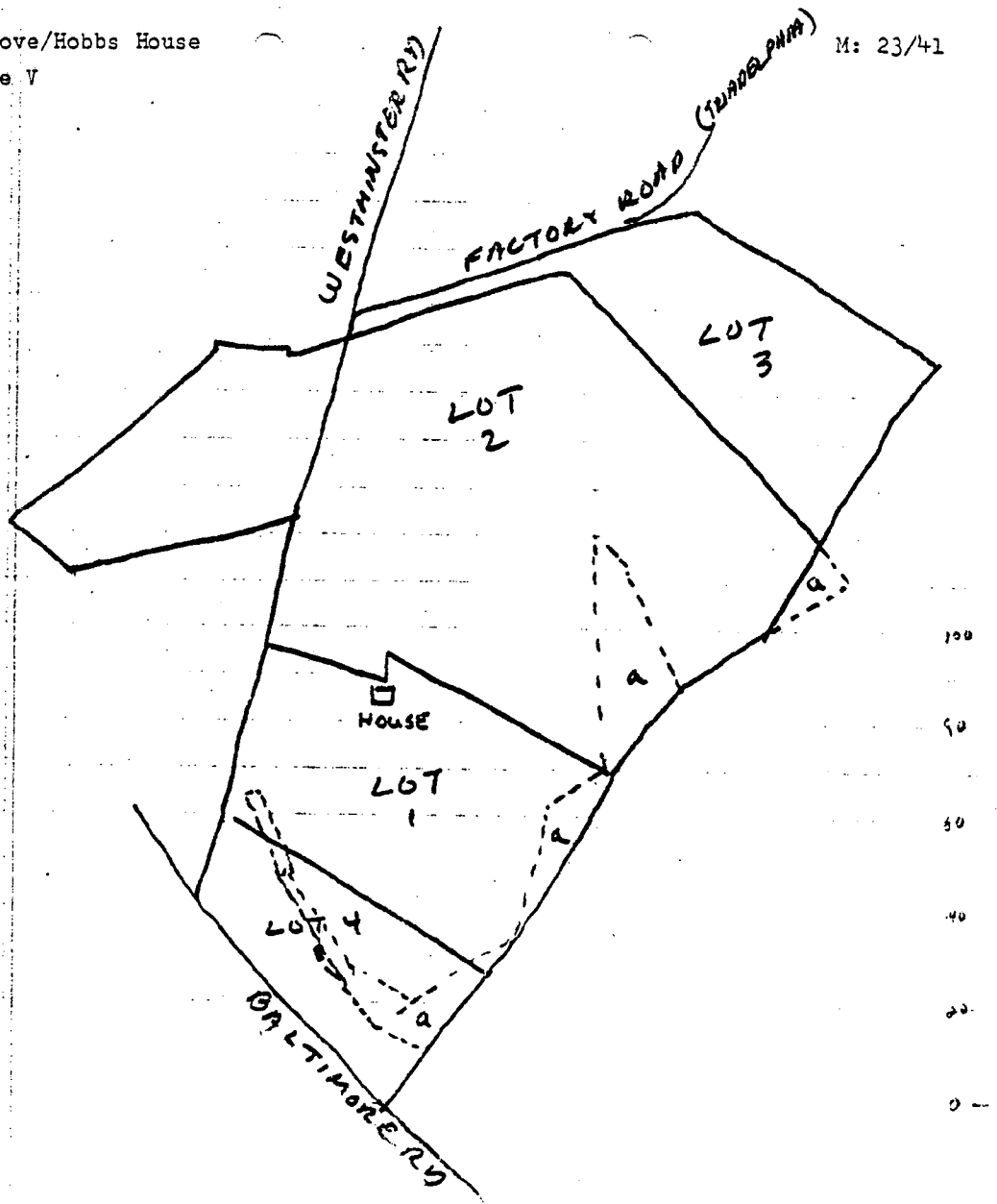
SEE INSTRUCTIONS

justified

MNT QUESTION

Conbie

needs data on following



aaaa - parts exchanged by
A.B. Davis + Thos Hobbs

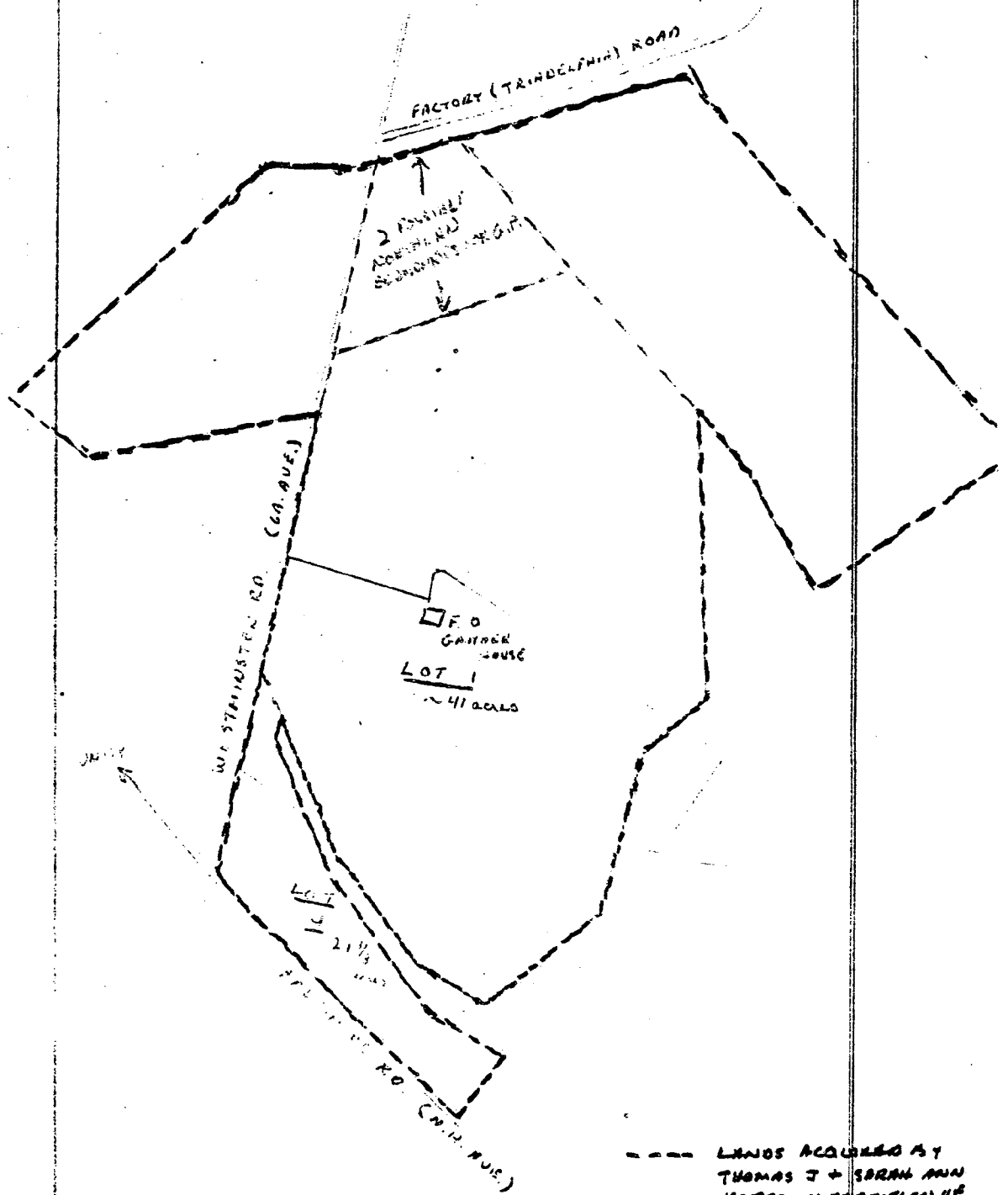
down assigned as Lot # 1
share of 1st wife Lot # 2
resided lots 3, 4 + 5 (100 acres detached)

lot	value
1	30/acre
2	30
3	30
4	42
5	20

from Judgment Records
JGH 2/457

Musgrove/Hobbs House
Figure VI

M: 23/41



--- LANDS ACQUIRED BY
THOMAS J + SARAH ANN
HOBS IN PARTITION OF
ESTATE OF NATHAN
MUSGROVE
— LOTS ACQUIRED BY
ELIZABETH M. J. HOBS

(MY DRAWING REVISED)

8. SIGNIFICANCE (Continued)

county. "Gaither's Purchase" of 100 acres probably entered the Gaither family as a part of Benjamin's Lott in 1725.¹ It may have been an additional lott adjacent to the master tract or a part of it; the records are unclear; and Benjamin's Lott later became so many smaller plots and tracts.

The records do show that Gaither's Purchase became the property of Benjamin Gaither, (grandson of Benjamin, and son of Edward Gaither) through the will of Edward Gaither (4/26/1777).² Benjamin in turn sold this 100 acres with the 54 acres adjoining in "What's Left" (also from his father's will) to John Musgrove. The recorded price for this sale was an incredible 3,080 pounds of tobacco.³ This sale into the Musgrove family is dated 10/29/1779, and recorded 2/25/1780. Musgrove also purchased 38 acres from Betsey Davis Welsh, a seamstress, for 100 pounds of tobacco.⁴ No doubt there were more details to both of these sales reflecting family obligations, old debts, or other circumstances. The period just after the revolution was an extremely hard time for this area. These sales no doubt reflect an accomodation with these difficult times.

¹⁷⁸³
~~A review of the tax records for 1783 at the Montgomery County Historical Society reveals that John Musgrove was the owner of several tracts of land in this area surrounding and including Gaither's Purchase. Of these holdings only two of Musgrove's tracts record improvements: Gaither's Purchase and "Bear Garden Forest Enlarged". On Gaither's Purchase he was taxed for a frame house (18'x24'), a barn, a log cabin, and another log structure.⁵ (The room identified today as section 1, is 18x24.) The old fieldstone fireplace was no doubt their only source of heat in 1783.~~

On Bear Garden Forest Enlarged Musgrove had a sixteen foot square log house, a log cabin for tobacco storage, "100 acres cleared and 8 acres marsh..." His only "frame house" was on Gaithers Purchase; it was no doubt a residence.

John Musgrove died in 1785, ~~apparently a prosperous man.~~ At least he died owning many tracts of land. His will was probated August 8, 1785. His lands were devided among his wife and children.

His eldest son, Nathan, also appears prosperous by the records. Nathan gradually bought out his siblings . Between 1797 and 1799 Nathan acquired most of his father's lands, including Gaithers Purchase, and What's Left to the south.⁶

Nathan's daughter, Rebecca, married Caleb Gartrell, whose sister, Janet married Fredrick Gaither (January 17, 1800). Fredrick and Janet Gaither were the parents of Fredrick O. Gaither, later the owner of this house and property. Another of Nathan's daughters, Sarah Ann Musgrove, married Thomas J. Hobbs (January 24, 1826). Nathan died intestate in 1823, and like his father, his property was again split among his survivors. His personal property was recorded at nearly \$5,000 and included 18 slaves.⁷ The Hobbs couple received Gaithers Purchase and Whats Left, and through various arrangements they traded pieces of land with neighbors to complete their ownership of squared lots. A farm house is identified on Gaithers Purchase at this time.

Sarah Ann Musgrove Hobbs died in 1832, leaving two children (Mary Ann and Nathan). In 1834 Thomas J. Hobbs married Elizabeth M.M.J. Rice. He had eight more children by Elizabeth, all minors at the time of his death, at his home on July 1, 1855.⁸ He left no will, and his property was not reassigned until 1858 when the suit of Franklin Groomes et al vs. Elizabeth M.J.Hobbs et al. was settled in the courts. ~~The~~ Lot #1, with dwelling house, and lot # 4 were then sold by the court-appointed trustees to Mrs. Hobbs for \$18.40.⁹ This land of 62 (plus) acres of Gaithers Purchase and Whats Left, with a large barn and apple and peach orchards. The location of the house on lot # 1 shown in the title records is the same location of the house today.

This suit of 1858 was evidently a "friendly" suit, aimed at ~~expediting~~ ^{clearing} the title matter through the courts. Franklin Groomes was Mrs. Hobbs' son-in-law, married to Mary Ann, daughter to Thomas J. and Sarah Ann (Musgrove) Hobbs.

Mrs. Hobbs later sold lots #1 and 4 to Fredrick O. Gaither on March 15, 1870.¹⁰ Fredrick O. Gaither was also a distant cousin of Mary Ann (Hobbs) Groomes.

By 1878 the house and property entered the Groomes family, where it remained until after the second world war. There is still living an elderly Mrs. Hobbs, whose maiden name was Groomes. She was married on the front porch of this house early in this century.

The present owner is not related to these early families. She and her husband purchased this property in 1976.

Footnotes:

1. Scharf, J. Thomas, History of Western Maryland, (Louis H. Everts, Philadelphia, PA, 1882), p.220.
2. Ibid., p. 270.
3. Land Records of Montgomery County, MD., A446.
4. Ibid., B/324 (made December 15, 1784, recorded January 8, 1785).
5. Montgomery Tax Records, 1783, Historical Society.
6. Land Records, G450; G514; H 152; HL53; H535.
7. Ibid., Deed of Partition, BS2/67.
8. Montgomery County Sentinel, August 31, 1856.
9. Montgomery County Judgment Records, JGH2/457; Land Records, Op. Cit., JGH8/146.
10. Land Records, EPB7/184.

8 = 1855 + 56

put
dates
here

Bibliography:

Land, Assessment, and Judgement Records of Montgomery County. ✓

Family Genealogies: Gaither, Hobbs, Musgrove, Groomes, (Montgomery County Historical Society).

Scharf, J. Thomas, History of Western Maryland, (Louis H. Everts, Philadelphia, PA 1882).

Maps: Hopkins Atlas (1879); Martinet and Bond (1865).

Montgomery County Sentinel.

Bowman, Tressie Nash, Montgomery County, MD. Marriage Licenses Issued 1796-1850 (1966).

U.S. Census Records.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

see Attachment B

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degree Minutes Seconds	Degree Minutes Seconds		Degree Minutes Seconds	Degree Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 6.567 acres

Acreage Justification:

The original land holding which surrounded this farmhouse was immense. The original Gaither's Purchase on which this house was initially started, was 100 acres. These original holdings and Gaithers Purchase in particular have by this time been broken up into several smaller collections. The 6.567 acres cited here reflect the current title boundary with the house and all of the out buildings. This title is the best available

~~LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES~~
~~Legal description for a finite boundary for this historic site.~~

STATE:	COUNTY:
STATE:	COUNTY:
STATE:	COUNTY:
STATE:	COUNTY:

It is wholly within Montgomery County, Maryland

11. FORM PREPARED BY:

NAME AND TITLE: 977-1309 Rex J. Howser/ David Prestemon; Candy Reed, Arch Descrip

ORGANIZATION: Sugarloaf Regional Trails DATE: July 7, 1980

STREET AND NUMBER: Box 87

CITY OR TOWN: Dickerson, STATE: Maryland 20753

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature _____

SEE INSTRUCTIONS

23/41