

15/50 SUNNYSIDE REMOVED

Oxford®

NO. 752 1/3

MADE IN U.S.A.

ESSELTE

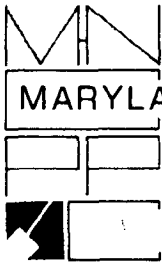
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DEAD FILES



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

MCPB
Item #15
2/17/94

February 14, 1994

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Nancy Witherell^{WUW}, Historic Preservation Planner

SUBJECT: Staff Recommendations on Public Hearing (Preliminary)
Draft Amendment to the Master Plan for Historic Preservation: Sunnyside (Locational Atlas Resource #15/50)

STAFF RECOMMENDATION

The staff recommends that the Montgomery County Planning Board determine that Sunnyside meets the criteria for designation found in Section 24A-3, for both historical and architectural significance. The staff recommends that the property be found by the Planning Board to meet the following criteria:

- (b)1.a: Has character, interest, or value as part of the development, heritage or cultural characteristics of the county, state, or nation;
- (b)1.d: Exemplifies the cultural, economic, social, political or historic heritage of the county and its communities; and
- (b)2.a: Embodies the distinctive characteristics of a type, period or method of construction

The Historic Preservation Commission will evaluate the resource at its meeting on Monday, February 14, 1994. The Commission will present its recommendation to the Planning Board on February 17, 1994.

BACKGROUND

On January 3, 1994, the present owners of Sunnyside, Paul and Nancy Feldman, filed a permit application with the Department of Environmental Protection to demolish the house. As the property

830-2019
Chris Martin

↑

is included in the Locational Atlas, it is being evaluated under the procedures in 24A-10 of the Historic Preservation Ordinance. The staff has researched and evaluated the resource for potential designation as a site on the Master Plan for Historic Preservation. The criteria found in 24A-3 of the ordinance are used in the evaluation.

Michael Dwyer surveyed the property and prepared a Maryland Historical Trust form in 1975. A brief physical description of the house, but no historical information, was written. The property, along with other resources in the Locational Atlas, was surveyed in 1989 by outside consultants (Robinson & Associates). The purpose of the 1989 survey was not to evaluate properties for appropriateness of historic designation, but rather to qualitatively categorize the order in which resources should be researched and evaluated. The 1975 MHT form to which the consultants referred did not include historical documentation. The consultants placed Sunnyside in a category with resources deemed by the surveyors to have the lowest priority for Master Plan evaluation. Both survey forms are attached.

The staff has written an updated Maryland Historical Trust form (also attached) based on recently undertaken research and inspection of the property. The present owners have been most helpful and informative, as has Stanley Stabler, a grandson of Asa Stabler.

ARCHITECTURAL ANALYSIS

The earliest section of the house is a cabin that was originally part of the Drayton estate owned by Caleb Stabler. His son, Charles, was given the 56-acre farm known as Sunnyside by his father in 1860 and lived in the cabin for two years. He subsequently sold Sunnyside to his youngest brother, Asa, who married and built the main house in 1866, incorporating the cabin in the northwest corner of the house.

The house is similar to houses built by Quaker families in the Sandy Spring area and to houses built nearby only years earlier by Asa's brothers at Edgewood II and Oak Hill (both Master Plan sites). Houses built by members of the Quaker community in the eastern part of the county have long been identified and recognized through the Master Plan amendment process, including resources in the Sandy Spring/Ashton amendment approved by the County Council in April, 1988. These houses have been described as plain or simple in form, but ornamented with fine architectural details of the period. The houses are frame, 2 or 2 1/2 stories in height, and have gable roofs and dormers. The front porches typically seen in houses of this period are simply-detailed center porches over the front door.

At Sunnyside, a corner wrap-around porch was built, defining the area of the spacious stairhall and covering two entrance doors, each with toplights and sidelights. The doors are finer in

design than those at Edgewood II and Oak Hill of his brothers, and the unusual double-entry plan is possibly unique in the county; the staff does not know of another example.

The house's style was updated later in the nineteenth century with the construction of a three-sided, two-story window bay on the front facade. Both Edgewood II and Oak Hill have Queen Anne-style bay window additions, as well.

Some alterations to Sunnyside have occurred. The original clapboard was covered with asbestos shingles on the front and sides in the 1950s. The original metal roof was replaced with asphalt shingles, and the porch was rebuilt recently, at which time larger porch posts were installed and some of the bracket trim removed. Later additions and alterations at the rear were built in the nineteenth or early twentieth centuries, according to Stanley Stabler. The kitchen wing was rebuilt with minor modifications following a fire in the 1940s.

In the staff's judgment, the architectural integrity of the house is retained despite the addition of the shingles and the replacement of the roof. The house form is intact without major or recent additions or alterations. Significant architectural features such as the original multi-paned windows (in several sizes denoting the time period in which they were added), the dormers, and the two entrance doors and their top- and sidelights are also intact.

There are two historic outbuildings on the property, both in near original if deteriorated condition. Clad in vertical board siding, the wagon shed and the smoke house were both built near the main house. The smoke house has a replacement asphalt roof. Interestingly, it was constructed without corner posts. The boards are nailed directly to the sills and the beams.

This construction technique, board and beam without corner posts, was also used in the original cabin portion of the house, according to the owners, who have opened the wall on the second story and have repaired and reinforced the foundation over the years.

The foundation slippage is also evident in the basement, which has rough-hewn beams and walls of rubble stone. Some of the stones are dislodged. The staff noted some signs of insect damage in the dining room floorboards (in the original cabin section) and saw evidence of water damage in the attic and rear stairhall.

The original ice pit is a deep, stone-lined cavity that now sits underneath the foundation of the rear of the house. It was not used within Stanley Stabler's memory. Additional agricultural buildings have been removed from the site, including a three-story stone bank barn. Three non-historic outbuildings remain on the site.

The rural character of the property has been diminished to some extent by the development of a subdivision immediately adjacent to Sunnyside. The house and outbuildings occupy a total of 4.28 acres, 3.82 acres of which are part of the parcel. The house, framed by mature trees and a spacious lawn, is seen without obstruction from Parr's Ridge Drive. The outbuildings, both historic and non-historic and clustered behind the house, indicate rural character. In the staff's judgment, the house has sufficient acreage to convey the sense of the original character of the setting.

HISTORICAL ANALYSIS

The Stablers can be characterized as a progressive, smart family of farmers who prospered through hard work, entrepreneurial experiments, and collective effort. Blessed with financial resources, they turned barren land into high-yielding acreage. They built houses that are fine representative examples of homes in the Sandy Spring area and that are associated in style with houses built in the eighteenth and nineteenth centuries by Quaker families.

Asa Stabler was an active participant in the progressive Sandy Spring farming community. He and his brothers founded an agricultural society, the Farmers' Enterprise Club, that continues today based on the premise that sharing farming techniques and technologies is of benefit to all. He was involved in community affairs, particularly the Savings Institution of Sandy Spring, and he maintained and improved The Sandy Spring.

He continued the practices of his father and uncle, who proved that fertilizer and crop rotation could improve yields, stabilize the value of agricultural land, and allow families to pass on family farms to subsequent generations. This new-found stability allowed farming communities and institutions to flourish. This dramatic and socially significant process of maintaining rather than abandoning farmland happened elsewhere in the tidewater and piedmont regions as improved farming practices were popularized, but that does not diminish the Stablers' contribution to the process in Montgomery County.

The staff notes that Asa's agricultural interests and acumen carried on in subsequent generations that farmed Sunnyside. Asa's grandson, Stanley, who farmed full-time until 1937 and part-time thereafter, became a research agronomist, working for the University of Maryland's agricultural experiment station and the state extension service.

CONCLUSION

In the staff's judgment, Sunnyside meets both historical and architectural criteria under Section 24A-3 of the county ordinance.

Asa Stabler's farm and work exemplify the pattern of agricultural development and heritage of the eastern part of the county, and influenced other farming regions of the county. [Criteria (b)1.a and (b)1.d]

The Enterprise Farmers' Club was culturally and economically influential in the Sandy Spring area, since it fostered progressive farming practices that improved the quality and yield of agricultural products. [Criterion (b)1.d]

The farmhouse exemplifies the house style associated with Quaker families in the Sandy Spring area, previously recognized by the Historic Preservation Commission, Planning Board, and County Council as embodying a distinctive type and period. [(b)2.a]

Asa Stabler's brothers' properties at Oak Hill and Edgewood II, both listed on the Master Plan for Historic Preservation, are similar in architectural form and date and are more altered in exterior appearance. Despite some exterior alterations and the reduction of acreage associated with Sunnyside, the house retains its architectural integrity and historic character. The acreage is sufficient to convey the original rural character. [(b)2.a]

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M:15/50

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Sunnyside

and/or common Asa Stabler House #15/50

2. Location

street & number 1300 Parr's Ridge Drive not for publicationcity, town Spencerville vicinity of congressional district

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<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:

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

name E. Paul and A.N. Feldman

street & number 1300 Parr's Ridge Drive telephone no.:

city, town Spencerville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Mont. Co. Courthouse, Office of Land Records, liber 03007

street & number 50 Courthouse Square folio 0028

city, town Rockville state Maryland 20850

6. Representation in Existing Historical Surveys

title Locational Atlas & Index of Historic Sites in Montgomery County

date October 1976 federal state county local

depository for survey records Maryland-National Capital Park & Planning Commission

city, town Silver Spring state Maryland

7. Description

Survey No. M:15/50

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

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

Sunnyside is a 2 1/2-story, 3-bay frame house that was built by Asa Stabler in 1866 and that incorporates at its northwest corner an earlier structure of board and beam construction. The property includes two historic outbuildings (one a smokehouse of the same board and beam construction), an ice pit under the rear of the house, and three non-historic outbuildings. The main house is similar in form to houses built by family members and others in the Sandy Spring Quaker community in the nineteenth century and contains a rare if not unique form of a double-entry stairhall.

Sunnyside was built following the purchase of the property by Asa Stabler in 1866 from his oldest brother, Charles. Charles had lived in a cabin on the property from 1860-1862. Both men were sons of Caleb Stabler, the patriarch of Drayton, from which Sunnyside's 56 acres were carved. Asa brought his new bride, Albina Osburn, to Sunnyside the year it was built.

Asa built his house on a ridge facing nearly south toward the Laurel Road, now Spencerville Road, and although the acreage is now reduced to just over 4 acres, an expansive front lawn and mature trees frame the view from and to the house. The house is a 2 1/2-story frame house with a gable roof and gabled dormers, similar in its simple form to the houses built by his brothers and to houses built by Quakers in the Sandy Spring area. Architectural features include gable returns on the roof and dormers and 6/6 double-hung sash windows.

A strikingly elegant architectural feature of the house is its wrap-around porch and double-entrance stairhall. The door on the front facade is slightly off-center and leads to an interior stairhall that is particularly spacious and well-lit because it has entrance doors on two sides, each equally well-detailed with top and side lights. This feature is rare if not unique in the county. Unlike the typical house of the period in the area (including those built by Stabler brothers), the porch is not a front porch centered over the door, but rather a wrap-around porch that surrounds the entrance stairhall and both doors.

Probably three bays wide originally, the house later gained a 2-story projecting window bay on the front facade in keeping with Victorian-era tastes. In addition to the seams in the stone foundation, the later date of the bay is indicated by the windows, which are attenuated, longer, and configured with larger panes than the earlier 6/6 double-hung sash windows in the main house.

The house has three brick chimneys, one on the roof ridge inside the east elevation wall, one on a rear dormer ridge, and a newer stack for the kitchen. The main block of the house rests on a stone foundation and was is with wood clapboard. Asbestos shingles were added to the front and side elevations (but not the multiple rear walls) in the 1950s. Later additions and alterations at the rear of the house date to the nineteenth or early twentieth centuries.

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Continuation Sheet**

Survey No. M:15/50

Section 7 **Page** 1

Sunnyside

Name of property

Montgomery County, Maryland

County and State

The kitchen and back stairway suffered a fire in the 1940s and were rebuilt with minor exterior modifications. Sections of the foundations at the side and rear are concrete or brick. The original metal roof has been replaced with an asphalt shingle roof. The porch was rebuilt several years ago with larger porch posts.

The cabin incorporated by Asa in his house is evident at the northwest corner of the house by sash windows that are smaller than those in the main house. The outer wall of the cabin, now the dining room, is of board and beam construction. According to the present owners, there are no vertical posts in this section of the house; the wall is nailed to the sill and beams and is composed of vertical boards with clapboard and shingle on the exterior and lath and plaster on the interior. The owners have opened the second story wall in order to insulate and have found no posts. The wall and foundation have been reinforced to retard the sagging of the wall and floor.

The construction technique described by the owners is visible in the smokehouse, where board-and-batten walls alone are nailed to rough-hewn sills and beams. The roof has been replaced with asphalt shingles. The wagon shed, of more conventional construction with vertical board cladding and a metal roof, is the other historic outbuilding on the property. There are three non-historic outbuildings on the property. A three-story stone bank barn built by Asa has since been removed, as have other smaller farming structures. A deep ice pit lined with stone lies under the rear of the house but has not been used for ice in decades. A later ice pit lined with split poles and built near the bank barn was used until 1928 when the house was electrified.

8. Significance

Survey No. M:15/50

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 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 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 1860, 1866 Builder/Architect Unknown

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

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

Sunnyside is associated with the Stabler family, a prominent and influential family in the Sandy Spring area. The house was part of a large family farm complex established by Caleb Stabler in 1841 at nearby Drayton (Atlas Resource #15/51). The family introduced and encouraged progressive agricultural methods in the County, reclaiming depleted farmland and establishing agricultural societies for the sharing of farming practices. The 2 1/2-story house is similar to Quaker architecture and other Stabler farmhouses, but it is enhanced by a corner porch and a double-entry vestibule and a later 2-story projecting window bay.

Preservation Planning Data:

- a) Historic Period Theme(s): Agriculture, Architecture
- b) Geographic Organization: Piedmont
- c) Chronological/Developmental Period: Agricultural-Industrial Transition
- d) Resource Type: Category: building; Historic Environment: rural;
Historic Function: agriculture; Use(s): private residence

The house at Sunnyside was built in 1866 by Asa, the fifth son of Caleb and Ann Stabler of Drayton, in the year of his marriage to Albina Osburn, a school teacher who had taught in the nearby school house. Asa purchased the 56-acre farm from his oldest brother, Charles, who had been given the property by his father and who lived at Sunnyside from 1860-1862 in a cabin that was incorporated by Asa in the house he built.

The Stablers were a prominent family in the Sandy Spring area with interests in banking, insurance, and perhaps most importantly, agriculture. There are several houses in the area directly associated with the Caleb Stabler family. Caleb and his brother Edward were born and raised at Harewood (Master Plan Site #28/35) in Sandy Spring, the home of their parents William and Deborah Stabler. (Deborah was the grand-daughter of James Brooke, the founder of Sandy Spring.) Edward, the older son, inherited Harewood, and in 1841-42, Caleb purchased land about three miles east of Sandy Spring and built Drayton (Atlas Resource #15/51).

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Continuation Sheet**

Survey No. M:15/50

Section 8 **Page** 1

Sunnyside

Name of property

Montgomery County, Maryland

County and State

As his sons married, Caleb gave portions of his 472 1/2-acre farm to them. Charles acquired Sunnyside (Atlas Resource #15/50), Robert built Edgewood II (Master Plan Site #15/52), and Frederick built Oak Hill (Master Plan Site #15/53). Warwick lived on discontinuous property nearby. Asa, the youngest son, purchased Sunnyside from his oldest brother. Mary, the only daughter, lived at Alloway (Atlas Resource #15/49) with her husband, Warwick P. Miller, on contiguous land purchased by her father-in-law.

By 1840, Montgomery County was experiencing a drastic decline in arable land and, subsequently, in population. Farmers abandoned their land for land farther west because Montgomery County's soil was depleted after years of tobacco farming. In an attempt to reclaim the land, Edward Stabler (at Harewood) and Caleb Stabler (at Drayton) began experimenting with new farm management practices called "scientific agriculture." In 1844, Edward and Caleb founded the Montgomery Farmers' Club, the oldest agricultural society still active in the county. (The first farmers' club was founded in 1799.) The purpose of the organization was to share information on farming practices for the benefit of all.

The advantages of fertilizer were becoming known in the early decades of the nineteenth century. Taking advantage of the import of Peruvian guano into the port at Baltimore, Edward introduced the first use of fertilizer in the county at Harewood in 1844. Caleb followed suit at Drayton, and increased the wheat yield from 3 to 4 bushels an acre to approximately 25 to 30 bushels an acre. The guano fertilizer was transported from Baltimore by the Stablers by the ton in a cart drawn by two oxen. Later shipments came from Georgetown. In addition, the Stablers and others began to grow clover and rotate crops, something that had not been previously done.

Asa and his brothers were both the beneficiaries and the populizers of these techniques. In 1866, they founded a farmers' society for their generation called the Enterprise Farmers' Club, which is still in existence today. The club, which met in rotation at each member's farm, sought to improve farming methods through the free exchange of information and ideas. Improved agricultural machinery was one of the major developments stimulated by the club, which is a predecessor of the state-run extension service.

Sunnyside, along with Drayton and the other Stabler brothers' farms, was the site of many of these new farming techniques born as a result of the use of fertilizer, the rotation of crops, and the cooperative efforts of the agricultural societies. Asa farmed approximately 200 acres, including Drayton, Sunnyside, parts of Alloway, and a farm he rented. Wheat, not

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Continuation Sheet**

Survey No. M:15/50

Section 8 **Page** 2

Sunnyside

Name of property

Montgomery County, Maryland

County and State

tobacco, was grown as the cash crop and some of the land was dedicated to corn to feed cattle raised on the farm. There were also substantial orchards and gardens. The wheat was taken to a small mill in Sandy Spring. As the yield increased, loads of wheat were driven by horse-drawn wagons to larger mills in Georgetown.

Asa Stabler was part of a group of farmers, mostly Quakers, who are credited with the flourishing of agriculture in the county in the middle decades of the nineteenth century. First in the Sandy Spring area and then in the western part of the county, farmers turned to improved farming techniques that increased yield and led to the stability of family farms and land values.

While Stablers are credited with the first use of guano in the county, its use at first was limited to farmers who could afford the expensive fertilizer. Prosperous farmers in the Sandy Spring area were among the first to take advantage of fertilizer and crop rotation. The Stablers were also one of the first farming families to use a reaping machine.

Albina Stabler died in 1922, and Asa Stabler died in 1928. The eldest of their sons, Newton, farmed Sunnyside after his mother's death: Newton's sons and grandsons continued to farm the land until it was sold out of the family.

Stanley Stabler, who is Asa's grandson and Newton's oldest son, pursued his agricultural interests further, graduating from the University of Maryland in 1929 as a research agronomist. He farmed full-time at Sunnyside, the home of his brother Osburn, until 1937, when he left to work for the University's agricultural experiment station. In 1948 he joined the state extension service.

The present owners, Paul and Nancy Feldman, purchased Sunnyside from the estate of Osburn Stabler in 1962 and raised their family there. Sunnyside's land is now reduced to approximately 4 1/4 acres, the remaining acreage having been subdivided for homes in the early 1960s.

9. Major Bibliographical References

Survey No. M:15/50

(SEE CONTINUATION SHEET)

10. Geographical Data

Acreage of nominated property 3.82

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting									

B

Zone	Easting									

C

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D

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E

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G

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H

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Verbal boundary description and justification

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

state	code	county	code
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11. Form Prepared By

name/title Edson H. Beall, Nancy Witherell/Historic Preservation Planners

organization Maryland-National Capital Park and Planning Commission

date January 31, 1994

street & number 8787 Georgia Avenue

telephone (301) 495-4570

city or town Silver Spring

state Maryland 20910-3760

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

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Continuation Sheet

Survey No. M:15/50

Section 9 Page 1

Sunnyside

Name of property

Montgomery County, Maryland

County and State

Boyd, T.H.S. The History of Montgomery County, Maryland, From Its Earliest Settlement in 1650 to 1879, Baltimore, Maryland, 1972.

Dwyer, Michael F. Maryland Historical Trust Survey Form, 1975.

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Hiebert, R. E. and MacMaster, R. K. A Greatful Remembrance, The Story of Montgomery County, Maryland, Rockville, Maryland, 1976.

Hopkins, G.M. Atlas of Montgomery County, Philadelphia, 1879.

M-NCPPC. Locational Atlas & Index of Historic Sites in Montgomery County Maryland, October 1976.

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Site inspections: September 1993, December 1993, January 1994.

Stabler, Stanley: Telephone interviews, January and February 1994.

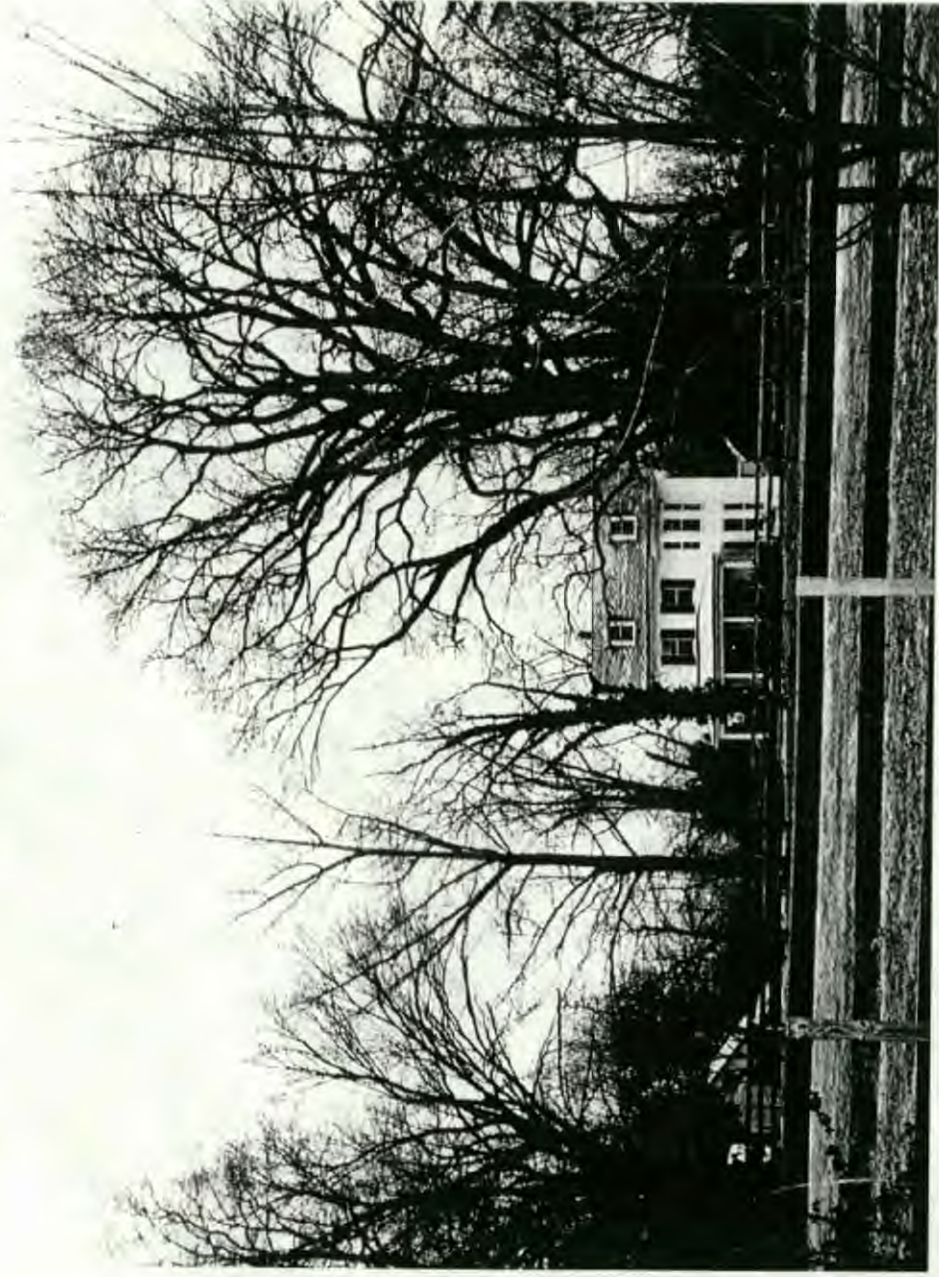


Photo 1: Sunnyside #15/50 View of House from Parr's Ridge Drive



Photo 2: Sunnyside #15/50 South (Front) Elevation



Photo 3: Sunnyside #15/50 South (Front) Elevation



Photo 4: Sunnyside #15/50 West (Side) Elevation



Photo 5: Sunnyside #15/50 North (Rear) Elevation



Photo 6: Sunnyside #15/50 East (Side) Elevation



Photo 7: Sunnyside #15/50 Door on West (Side) Elevation



Photo 8: Sunnyside #15/50 Wagon Shed, Smokehouse behind House



Photo 9: Sunnyside #15/50 Wagon Shed from Rear of the House



Photo 10: Sunnyside #15/50 Smokehouse from the West

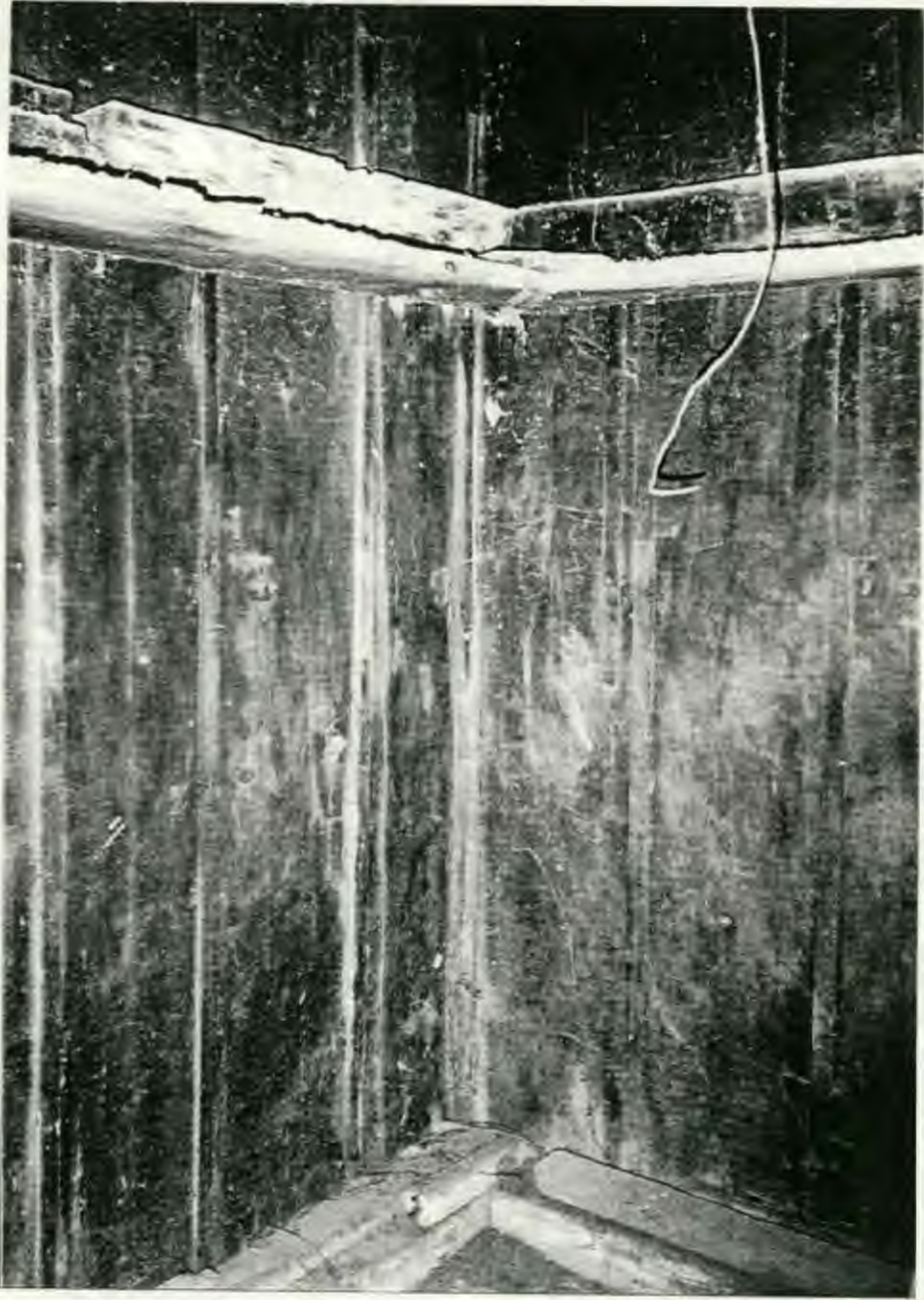


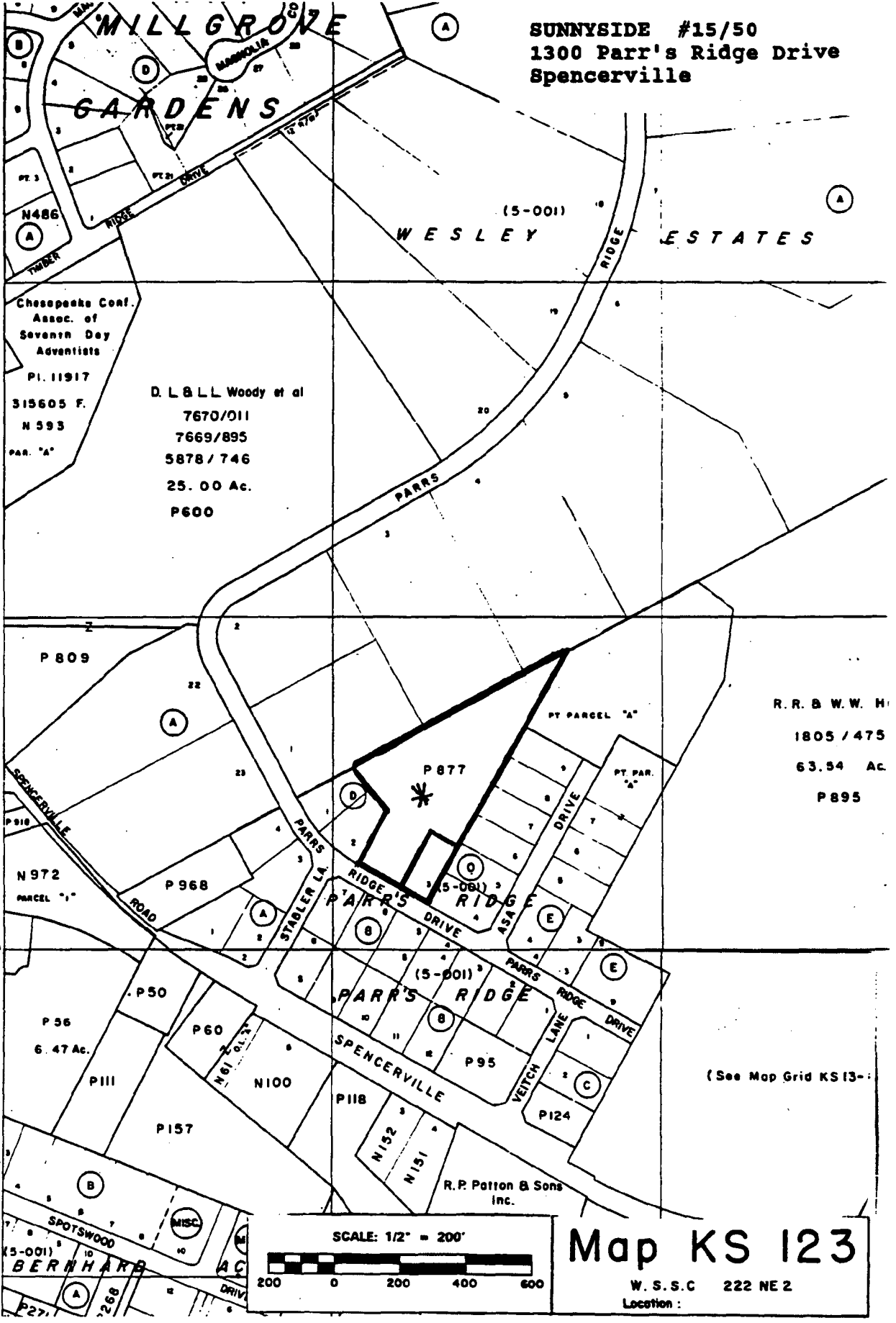
Photo 11: Sunnyside #15/50 Smokehouse: Interior Corner



Photo 12: Sunnyside #15/50 Ice Pit under Rear of House

SUNNYSIDE #15/50
1300 Parr's Ridge Drive
Spencerville

S3



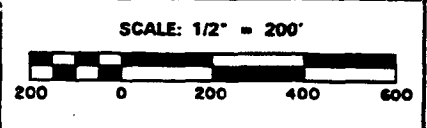
Chesapeake Conf.
Assoc. of
Seventh Day
Adventists
Pl. 11917
315605 F.
N 593
PAR. "A"

D. L. & L. Woody et al
7670/011
7669/895
5878 / 746
25. 00 Ac.
P600

R. R. B. W. W. H.
1805 / 475
63.94 AC.
P895

Map KS I

(See Map Grid KS 13-)



Map KS 123

W. S. S. C 222 NE 2
Location :

Figure 1: Sunnyside #15/50 Montgomery Co. Tax Map

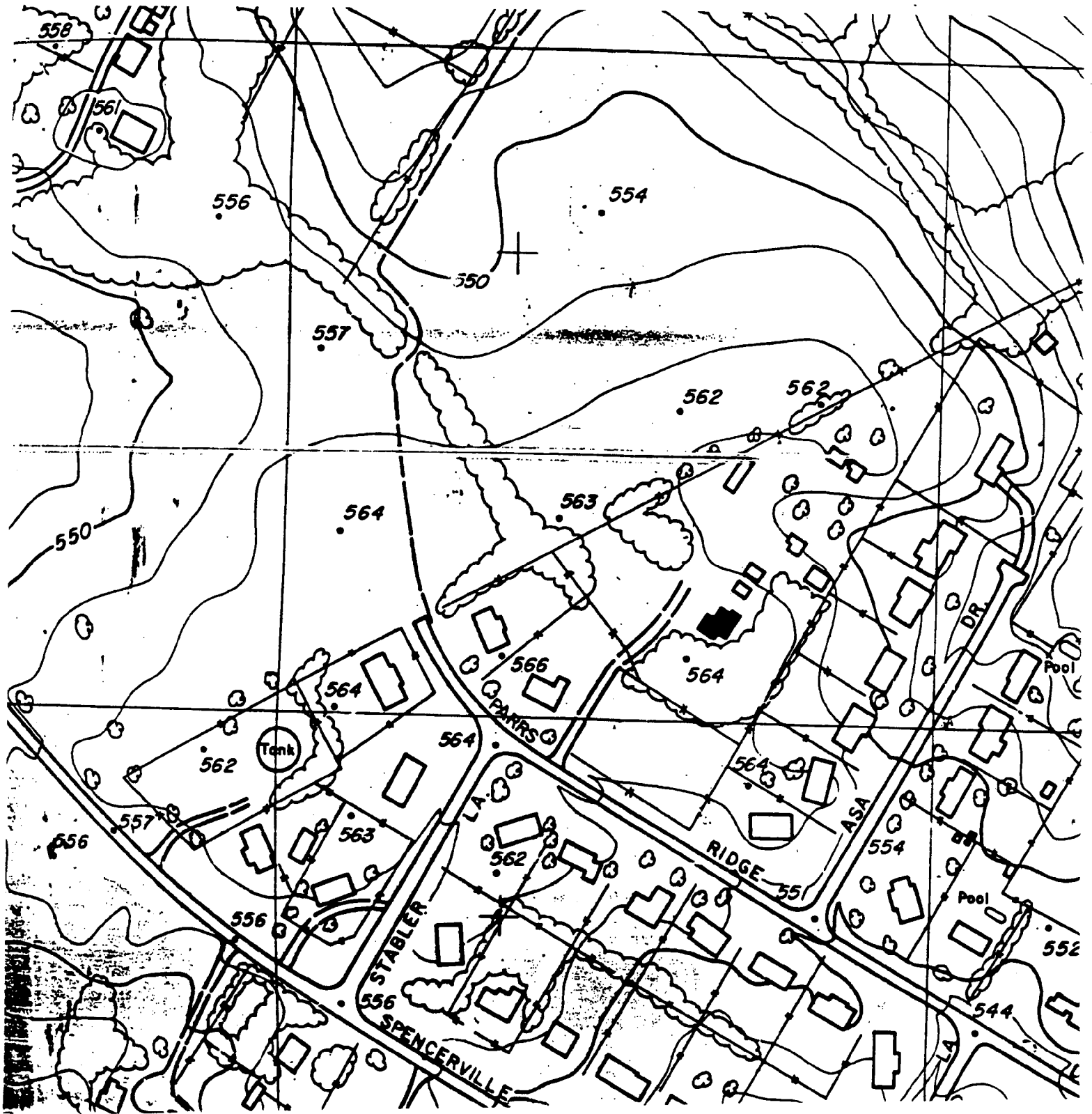


Figure 2: Sunnyside #15/50 Topographic Map

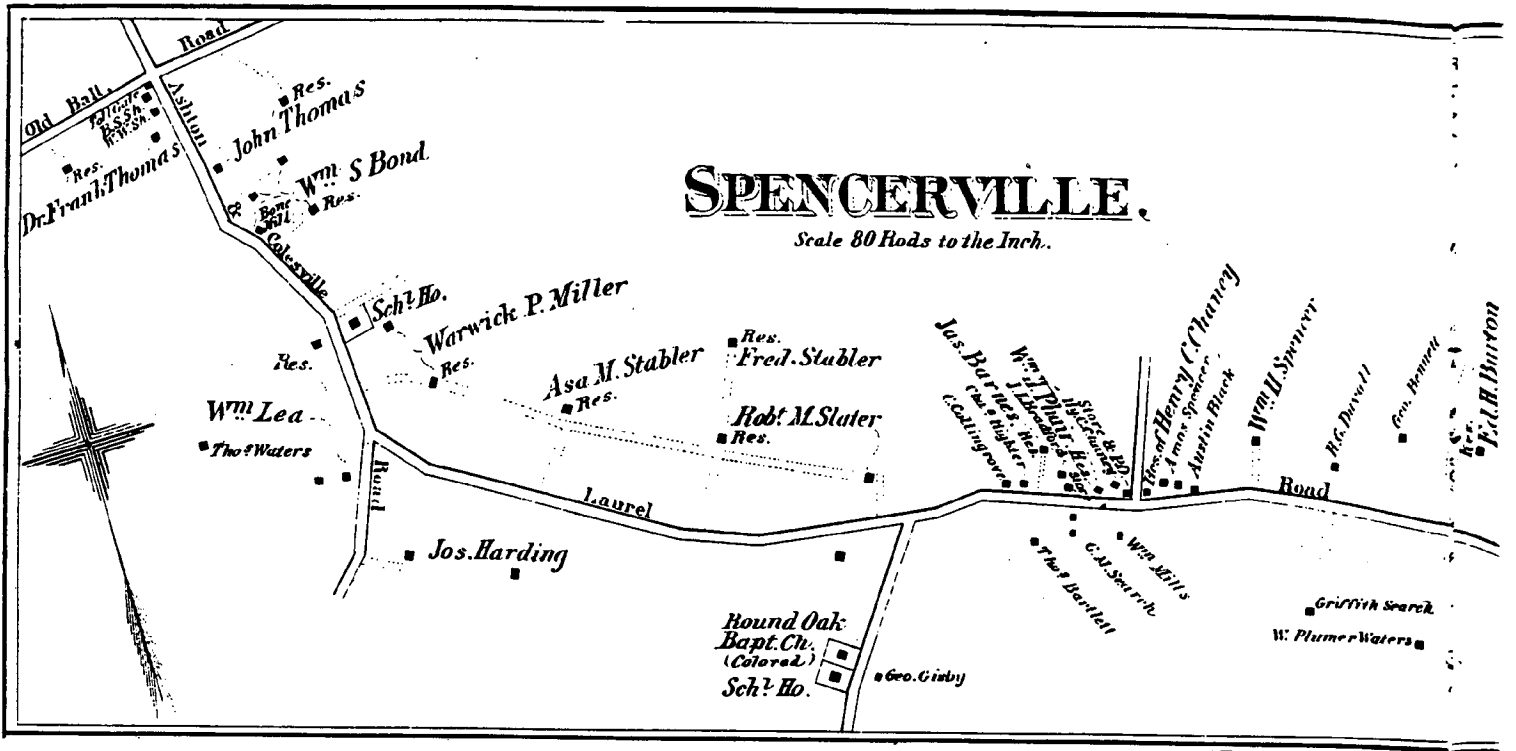


Figure 3: Sunnyside #15/50 Asa M. Stabler Residence
 1879 Hopkins Atlas, Spencerville

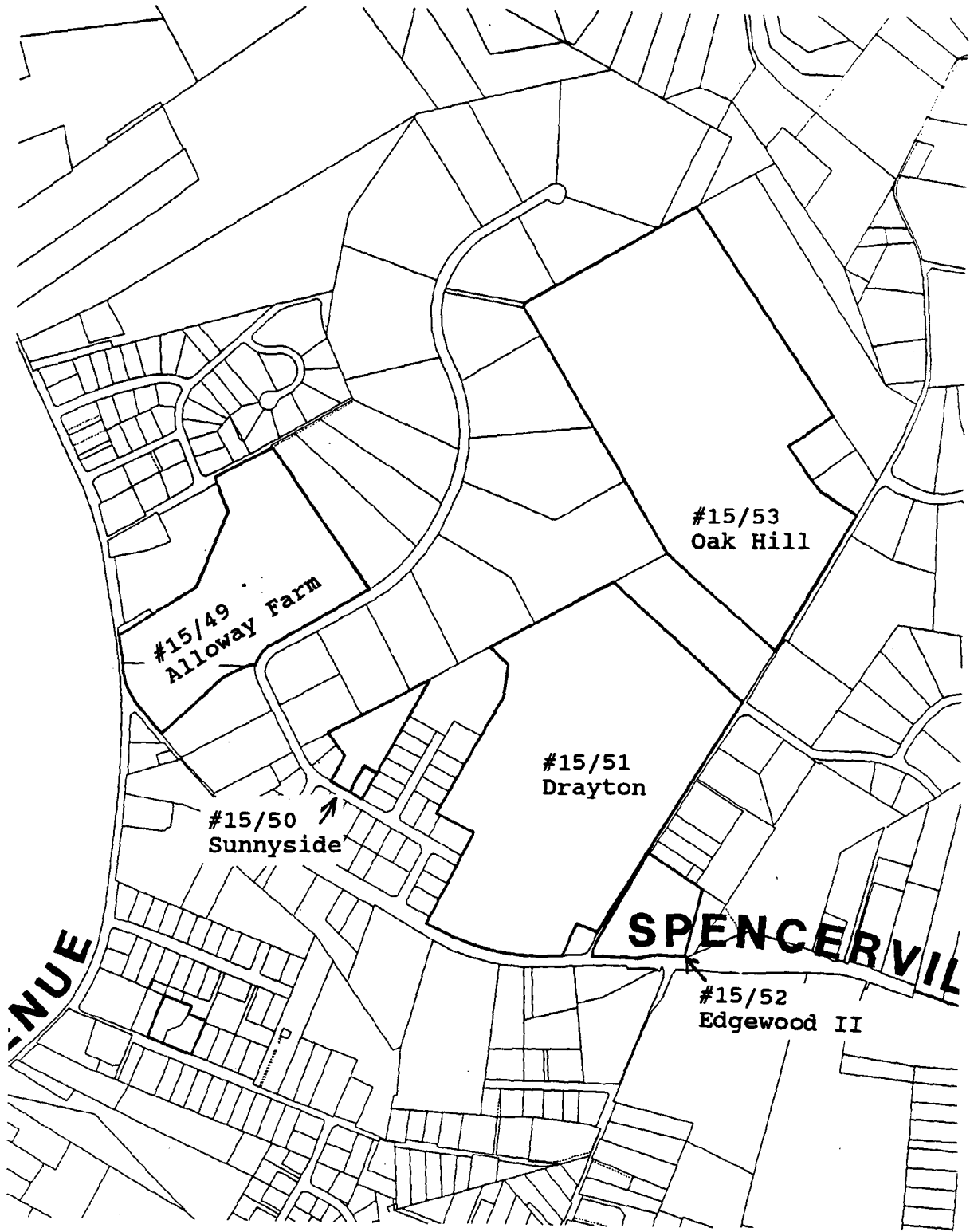


Figure 4: Properties associated with Caleb Stabler (Drayton) and his children

MARYLAND HISTORICAL TRUST WORKSHEET

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

SEE INSTRUCTIONS

1. NAME

COMMON:
Stabler House

AND/OR HISTORIC:
Sunnyside

2. LOCATION

STREET AND NUMBER:
1300 Parr's Ridge Road

CITY OR TOWN:
Spencerville

STATE: Maryland COUNTY: Montgomery

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Both	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered
PRESENT USE (Check One or More as Appropriate)		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
<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) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
Paul Feldman

STREET AND NUMBER:
1300 Parr's Ridge Road

CITY OR TOWN: Spencerville STATE: Maryland

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Montgomery County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Rockville STATE: Maryland

Title Reference of Current Deed (Book & Pg. #):

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE:

DESCRIPTION

CONDITION	<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"/> Moved	<input checked="" type="checkbox"/> Original Site				

DESCRIBE THE PRESENT CONDITION AND APPEARANCE

This is a two-story, three-bay, mid-19th Century farmhouse. The house faces south, and the east bay takes the form of a two-story bay window. There is a central entrance covered by a one-story, open "half porch." A low, two-story ell extends to the NE rear. Original siding is now covered with asbestos shingles.



SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input 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)

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 type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | | |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

7. MAJOR BIBLIOGRAPHICAL REFERENCES

Farquhar, R.B. OLD HOMES AND HISTORY OF MONT. CO., MD.
1962, pp.296-97.

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	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreege Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Michael F. Dwyer, Senior Park Historian

ORGANIZATION: M-NCPPC DATE: 8/13/75

STREET AND NUMBER:
8787 Georgia Ave.

CITY OR TOWN: Silver Spring STATE: Maryland

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:
National State Local

Signature _____

LOCATIONAL ATLAS HISTORICAL SURVEY OF 400 RESOURCES
 SURVEY FORM
 ROBINSON & ASSOCIATES, SUMMER 1989

PRINCIPAL BUILDING

OUTBUILDINGS:

HISTORIC NAME: Sunnyside

 YES NO

COMMON NAME: Stabler House

ADDRESS: 1300 Parr's Ridge Road

SITE NUMBER: 15/50 ATLAS MAP: 17 ATLAS COORDINATES: G-6 TAX MAP: KS123

	EXCELLENT	VERY GOOD	FAIR	POOR	N/A	UNKNOWN
INTEGRITY*		X				
ARCHITECTURAL SIGNIFICANCE			X			
ASSOCIATIVE HISTORY						X

Resource is: demolished could not locate
X threatened, explain: Adjacent subdivision

ASSIGNED CATEGORY: I II III **IV** V VI
 (See reverse side for explanation.)

NOTES: This house may be threatened in that it is the only historic home in the middle of a relatively new subdivision. It has a new roof and asbestos siding.

*Integrity is defined as the maintenance of original features and/or lack of substantial alteration to the resource.

24

Category Explanation:

I. Outstanding resource architecturally and/or historically. Most resources in Category I either maintain the highest level of integrity or are invaluable as ruinous evidence of former significant structures. Should be evaluated immediately for Master Plan designation.

II. Very good resource architecturally and/or historically. Most resources in Category II maintain their basic integrity. Should be evaluated promptly for Master Plan designation.

III. Good resource architecturally and/or historically. Some resources in Category III have a diminished level of integrity. Should be evaluated for Master Plan designation, but with lower priority.

IV. Marginal resource. Falls into one or more of the following categories: 1) severely deteriorated, 2) heavily altered, 3) architectural character not strong, 4) historical significance not apparent, 5) only typical of a large number of comparable resources. Lowest priority for evaluation for Master Plan designation.

V. Resource which is either demolished or which could not be located based on information given on survey form. Remove demolished structures from Locational Atlas and, if after further study the resources not located to date cannot be located, remove from Locational Atlas.

VI. Resource was inaccessible at time of survey.

**PUBLIC HEARING
(PRELIMINARY) DRAFT**

**AMENDMENT TO THE APPROVED AND ADOPTED
MASTER PLAN FOR HISTORIC PRESERVATION IN
MONTGOMERY COUNTY, MARYLAND**

SUNNYSIDE

An amendment to the Master Plan for Historic Preservation; being also an amendment to the 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space, the 1981 Master Plan for the Eastern Montgomery County Planning Area, the 1990 Trip Reduction Amendment to the 1981 Master Plan for the Eastern Montgomery County Planning Area, the 1993 Functional Master Plan for the Patuxent River Watershed; and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland.

Prepared By:

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
January 1994**

**Reviewed By:
THE MONTGOMERY COUNTY EXECUTIVE
(Date to be established)**

**Approved By:
THE MONTGOMERY COUNTY COUNCIL
(Date to be established)**

ABSTRACT

TITLE: Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation: Sunnyside

AUTHOR: The Maryland-National Capital Park and Planning Commission, Montgomery County Planning Board

SUBJECT: Public Hearing (Preliminary) Draft Amendment to the Master Plan for Historic Preservation: Sunnyside

DATE: January 1994

PLANNING AGENCY: The Maryland-National Capital Park and Planning Commission

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

NUMBER OF PAGES: 2

ABSTRACT: This document contains the text, with a supporting map, for an amendment to the Master Plan for Historic Preservation in Montgomery County, being also an amendment to the 1980 Functional Master Plan for the Preservation of Agricultural and Rural Open Space, the 1981 Master Plan for the Eastern Montgomery County Planning Area, the 1990 Trip Reduction Amendment to the 1981 Master Plan for the Eastern Montgomery County Planning Area, the 1993 Functional Master Plan for the Patuxent River Watershed; and an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland. This amendment considers the designation of an individual resource - Sunnyside - on the Master Plan, so that it might be protected under the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

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ELECTED AND APPOINTED OFFICIALS

COUNTY COUNCIL

William E. Hanna, Jr., President
Derick P. Berlage, Vice-President
Bruce Adams, Councilmember
Nancy Dacek, Councilmember
Gail Ewing, Councilmember
Betty Ann Krahnke, Councilmember
Isiah Leggett, Councilmember
Marilyn J. Praisner, Councilmember
Michael L. Subin, Councilmember

COUNTY EXECUTIVE

Neal Potter

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
COMMISSION

Nancy M. Floreen, Acting Chair
John W. Rhoads, Vice-Chairman

Montgomery County
Planning Board

Nancy M. Floreen, Acting Chair
Ruthann Aron
Patricia S. Baptiste
Davis M. Richardson

Prince George's County
Planning Board

John Rhoads, Chairman
Roy I. Dabney, Jr., Vice-Chair
Zola E. Boone
James M. Brown
Regina J. McNeill

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Joseph B. Brenneman
Gregg Clemmer
Hank Handler
Ellen Pratt Harris
George Kousoulas
Martha Lanigan
Kenneth P. Norkin

MASTER PLAN AMENDMENT PROCESS

Master Plans provide policy guidance concerning the private and public use of land, for use and reference by private land owners, public agencies, and interested parties generally. Every master plan amendment also amends the General Plan for Montgomery County. The process of initiation, review, and adoption of amendments is generally as follows:

Public Hearing (Preliminary) Draft Amendment

This document is a formal proposal to amend an adopted master plan. It is prepared by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission. Before proceeding to publish a final draft amendment, the Planning Board must hold a public hearing. After the close of the record of this public hearing, the Planning Board holds an open worksession to review the testimony, and to determine whether to make any revisions to the Public Hearing (Preliminary) Draft.

Planning Board (Final) Draft Amendment

This document contains the Planning Board's final recommendations. It is transmitted to the County Council for review. In addition, the County Executive is sent a copy and has sixty days in which to provide comments.

The County Council typically schedules a public hearing on the Planning Board (Final) Draft Amendment. After the close of record of this public hearing, the Council holds an open worksession to review the testimony, and then adopts a resolution approving, modifying, or disapproving the amendment.

Failure of the County Council to act within the prescribed time limits constitutes approval of the plan amendment as submitted to the body which fails to act.

Adopted Amendment

The amendment approved by the County Council is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the amendment officially amends the various master plans cited in the Commission's adoption resolution.

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on the Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation on the Master Plan for Historic Preservation:

(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;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(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.

IMPLEMENTATION OF THE MASTER PLAN FOR HISTORIC PRESERVATION

Once designated on the Master Plan for Historic Preservation, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the Master Plan for Historic Preservation and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of an historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering a historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In the majority of cases, decisions regarding preservation alternatives are made at the time of public facility implementation within the process established in Section 24A of the Ordinance. This method provides for adequate review by the public and governing agencies. In order to provide guidance in the event of future public facility implementation, the amendment addresses potential conflicts existing at each site and suggests alternatives and recommendations to assist in balancing preservation with community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Environmental Protection and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

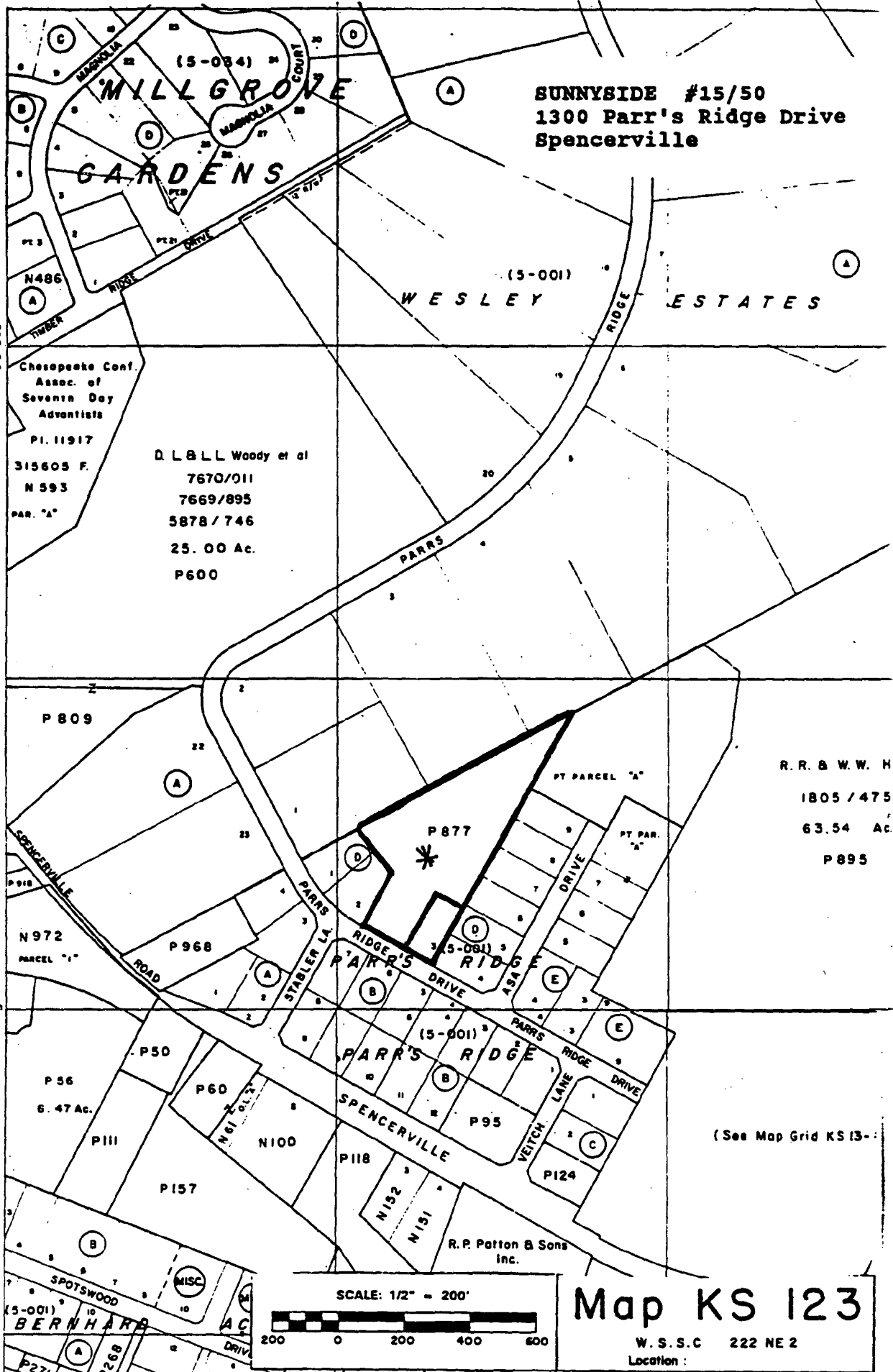
The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately-owned structures located in the County. The credit applies to all properties designated on the Master Plan for Historic Preservation (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains up-to-date information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan programs.

THE AMENDMENT

The purpose of this amendment is to consider the designation of Sunnyside on the Master Plan for Historic Preservation, thereby extending to it the protection of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

<u>Atlas #</u>	<u>Site</u>	<u>Location</u>
15/50	Sunnyside	1300 Parr's Ridge Drive Spencerville

- o Sunnyside is one of several extant houses associated with the Stabler family, a prominent and influential Quaker family in the eastern part of Montgomery County in the eighteenth and nineteenth centuries. The property is representative of the agricultural period when farmers were turning from tobacco to wheat production. The Stablers introduced fertilizer to the area and prospered at a time when other farmers were abandoning land depleted by tobacco farming.
- o The house and outbuildings now sit on more than four acres within a subdivision. The property has an expansive front lawn and mature trees. The house is a 2-story, 3-bay structure dating from the mid-nineteenth century, and incorporates an earlier section at the rear. This earlier section is of post-and-beam construction such as is used for barn construction. The rear section appears to have been built without corner posts, however. The smokehouse is of apparently identical construction. Subsequent alterations have been made. One original architectural feature of the house is virtually unique: a double-entrance foyer with two front doors, both with fully-realized toplights and sidelights.
- o The site illustrates the cultural, social and historic heritage of the County as an example of a nineteenth century farmhouse. The house shows the growth of the farm over time, since it combines the earlier post-and-beam construction typical of barns and primitive housing, with the later balloon-frame construction that includes architectural features of the period. The house illustrates the changes in architectural taste and sophistication in Montgomery County in the nineteenth century, as well as an interesting and common characteristic: a simple house form enhanced by high-style architectural elements.
- o The farmhouse is in liveable condition, although the earliest section of the house has structural problems. The property includes several outbuildings, including a smokehouse and an ice pit.



SUNNYSIDE #15/50
 1300 Parr's Ridge Drive
 Spencerville

S3

Chesapeake Conf.
 Assoc. of
 Seventh Day
 Adventists
 Pt. 11917

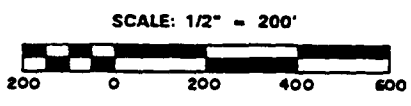
315605 F.
 N 593
 PAR. "A"

D. L. B. L. L. Woody et al
 7670/011
 7669/895
 5878/746
 25.00 Ac.
 P600

R. R. & W. W. H
 1805/475
 63.54 Ac.
 P 895

Map KS I

Map KS 123



W. S. S. C 222 NE 2
 Location :