

23/61 LOCUST GROVE II
3415 BROOKVILLE ROAD

-ATLAS #: 23/061-000 HIST. NAME: LOCUST GROVE II
ADDRESS: 3415 BROOKEVILLE ROAD LOCATION: BROOKEVILLE
OWNER: THOMAS K. NASH ET AL PHONE: 301-924-2403
A: SAME AS SITE CITY: BROOKEVILLE ST: MD Z: 20833
TAX ACCT. #: 00000000 TAX MAP #: HU562 MAP COORD.: 227W03
LOT/BL/PARCEL: P177 ACREAGE: 337.060
AREA MASTER PLAN: OLNEY - 1980 CIVIC ASSOC.: 376 200 0
EX. ZONING: RDT EX. USE: RURAL/AGRICULTURAL

***** DESCRIPTION/SIGNIFICANCE *****

ORDINANCE CRITERIA 1A: 1B: 1C: 1D: 2A: 2B: 2C: 2D: 2E:
YEAR: C 1810 COND.: GOOD STYLE: FEDERAL - ALTERED
ENVR. SETTING & APPURT.:

***** STATUS *****

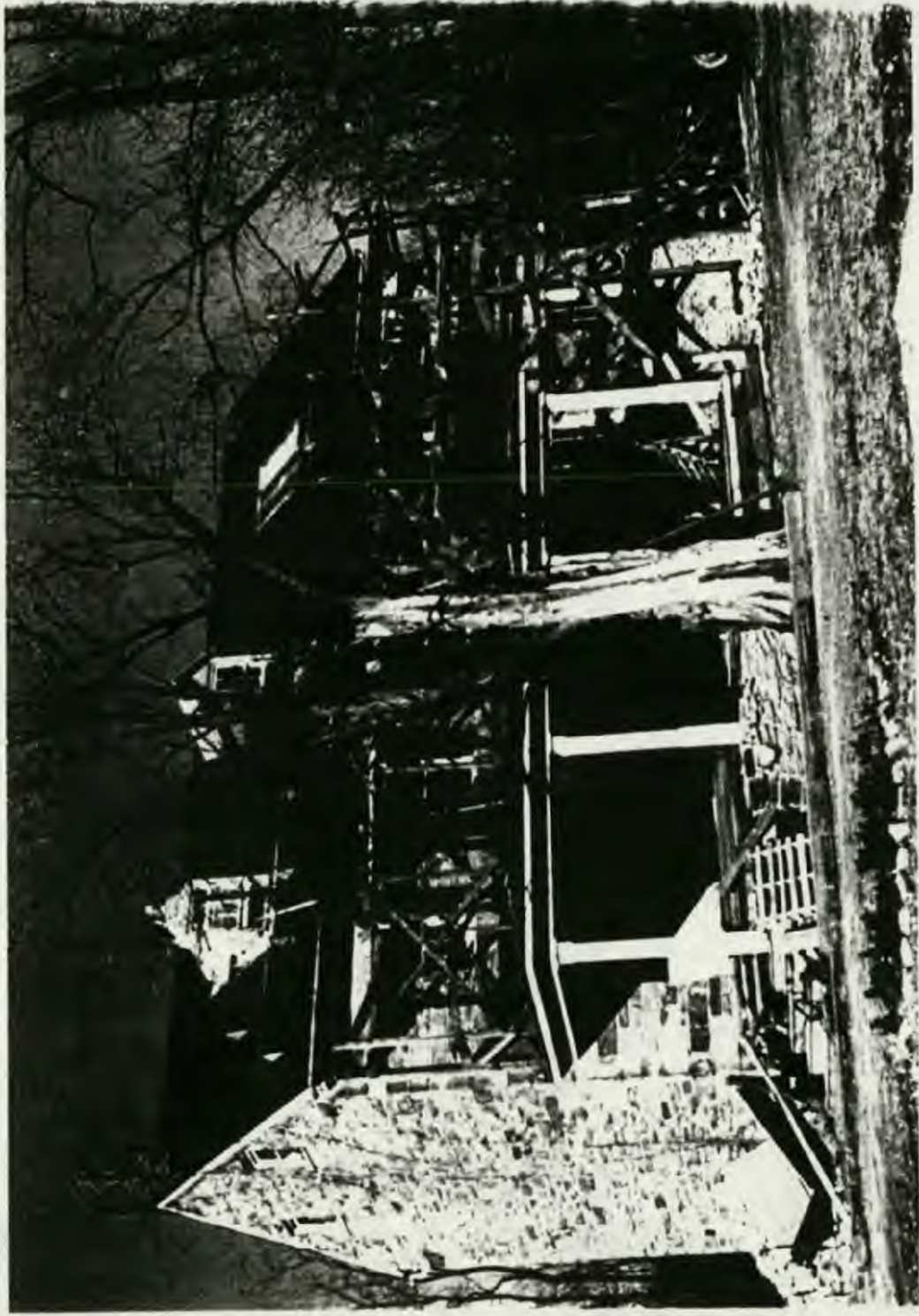
SITE: X DISTRICT: RESOURCE: LATLAS: X MPLAN: REMOVE LA:
HISTORIC PRES. COMM. EVAL DATE: 03/01/84 HPC TRANS DATE: 06/20/84 HPC REC: NEG
PLAN. BD. PUBLIC HEARING DATE: 04/21/86 PB ACTION DATE:
COUNTY COUNCIL PH DATE: CC ACTION DATE:
CC RESOLUTION NO.: PB RES. NO.: PB RES. DATE:
FULL COMM. RES. NO.: FC RES. DATE: ENTRY DATE: 04/19/86

Removed from Atlas

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.)



23/61 LOCUST GROVE

April 1986

ORIG PHOTO IN
RESOURCE FILE

Ernest B E Meier
853 / 439
227 34 Ac
P 500

D S O S K Mash
3985 / 253
28 25 Ac
P 430

Pi 15522
8 00 Ac
N 311

191 Ac
P 365

P E P Co
2388 / 569 15 45 Ac
P 350

P E P Co
15 80 Ac

P E P Co
15 80 Ac
P 350

Pi Of 219 37 Ac

P E P Co
11 92 Ac
P 540

P 610
P 663
C C Henderson
2206 / 414
9 00 Ac
P 775

M J B C S Reitman
4043 / 413
18 95 Ac
P 680

T K Mash of 41 Tr
5323 / 471
337 06 Ac

T K Mash of 41 Tr
5323 / 471
337 06 Ac

H C B W Yoss
8731 / 334
6 00 Ac
P 453

HOLIDAY HILLS

M J B C S H
3673 / 2
37 93 A
P 870

*** #23/61 LOCUST GROVE II**

P104
Cam.

T K Mash of 41 Tr
5323 / 471
337 06 Ac
P 177

M J B C S Reitman
5512 / 481
20 41 Ac
P 105

J R B J E Schmittman
5163 / 809
15 94 Ac
P 166

T K Mash of 41 Tr
5323 / 471
337 06 Ac

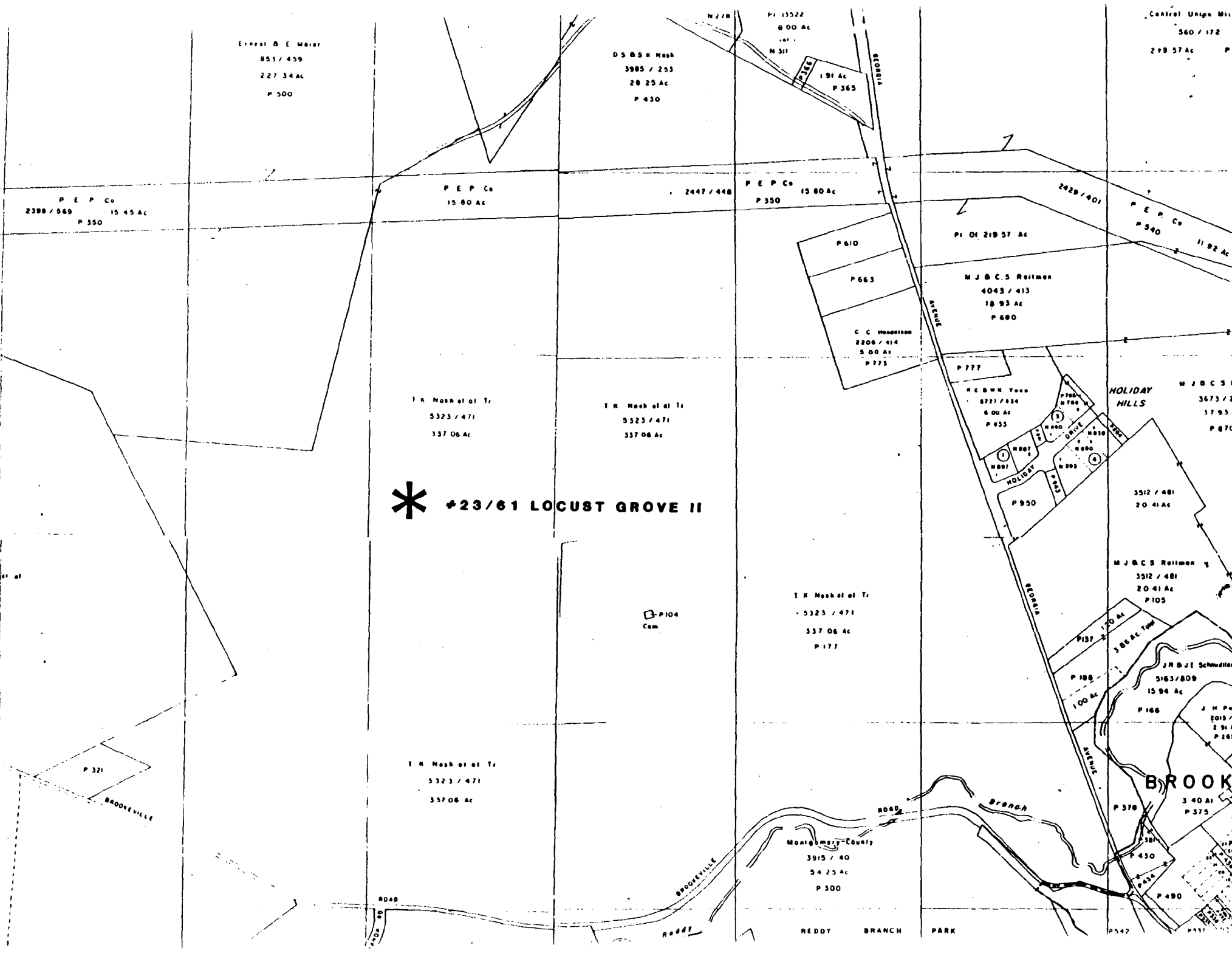
J M Post
2019 / 61
2 91 Ac
P 265

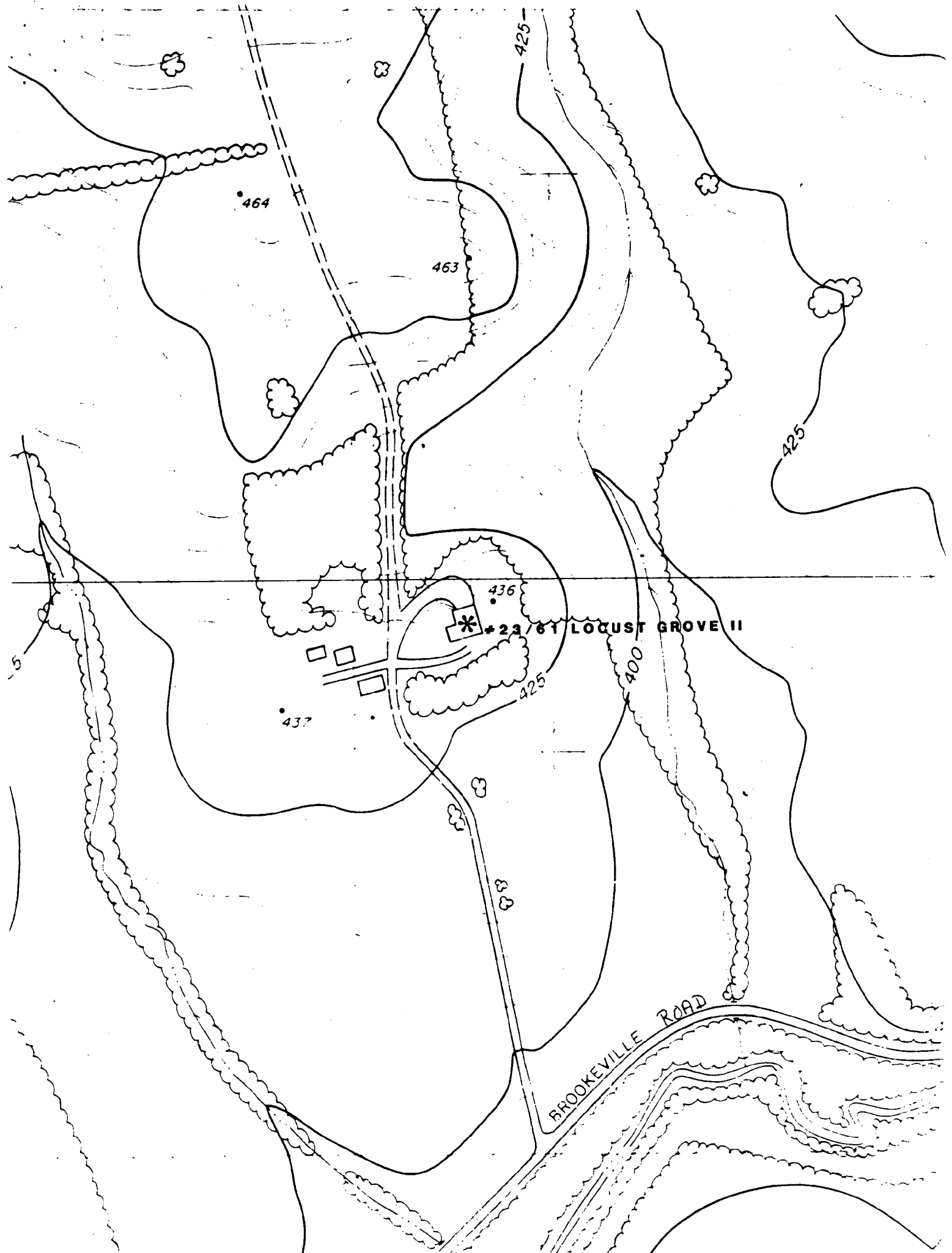
BROOKLYN
3 40 Ac
P 375

Montgomery County
3915 / 40
54 25 Ac
P 300

P 378
P 480

REDDY BRANCH PARK





464

463

425-

425

436

* 23/61 LOCUST GROVE II

437

425

400

BROOKVILLE ROAD

HPC MINUTES-APPROVED 4/5/84

The next site to be evaluated was Locust Grove II (#23/61). Mrs. Hahn showed slides of the house and said that it had begun as a well-proportioned stone Federal farmhouse ca. 1810. Extensive alterations to the building in the last 20 years, particularly the brick veneering of the frame section, the massive rear addition, and the insertion of dormer windows, lessened the building's original line. The association with John Hammond Riggs is of some note, but the building no longer reflects his period of ownership.

Thomas Nash, representing the family of the owners, listed 25 major areas of change to the house over the years and stated that the family was vigorously opposed to designation.

MOTION: Mr. King moved that Locust Grove II not be recommended for placement on the Master Plan because it was so greatly altered that it did not meet any of the criteria of the Ordinance. Ms. McGuckian seconded the motion which passed unanimously.

HPC TRANSMITTAL - 6/8/84

At its March 1 meeting, the Commission also evaluated #23/61, Locust Grove II and #23/94, Avalon, both of which were found to be so greatly altered that they did not meet any of the criteria of the Ordinance.

PARK HISTORIAN RECOMMENDATION - MARCH 1984

LOCUST GROVE II (23/61): This house began as a well-proportioned stone Federal farmhouse, ca. 1810. However, the alterations made to the house in the past twenty years have severely impacted the integrity of the historical building. The brick veneering of the frame section, the massiveness of the rear addition, the insertion of dormer windows, all work to lessen the significance of the building's original sophistication of line. It is a situation similar to the one described above at Pleasant Fields, but with a building of lesser quality. The historical associations with John Hammond Riggs are of some interest, but the building no longer adequately reflects his period of ownership.
NOT RECOMMENDED.

MARYLAND HISTORICAL TRUST WORKSHEET

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

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:
Locust Grove II

2. LOCATION

STREET AND NUMBER:
3415 Brookeville Road

CITY OR TOWN:
Brookville

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"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input 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"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify) <u>Vacant</u>	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
D. S. Nash

STREET AND NUMBER:
20530 Georgia Avenue (Rte. 97)

CITY OR TOWN: Brookeville 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:
Historic Sites in the Bi-County Region

DATE OF SURVEY: 1969 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
The Maryland-National Capital Park and Planning Commission

STREET AND NUMBER:
8787 Georgia Avenue

CITY OR TOWN: Silver Spring STATE: Maryland

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
	(Check One)		(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The house was built in several sections. The west end is stone with a three bay facade. The doorway in the east bay has a transom light and panelled reveals. The windows are 2/2 double hung sash; the flat relieving arches are cut stone. There is a flush gable brick chimney on the west end. The cornice is boxed with bed and crown mouldings.

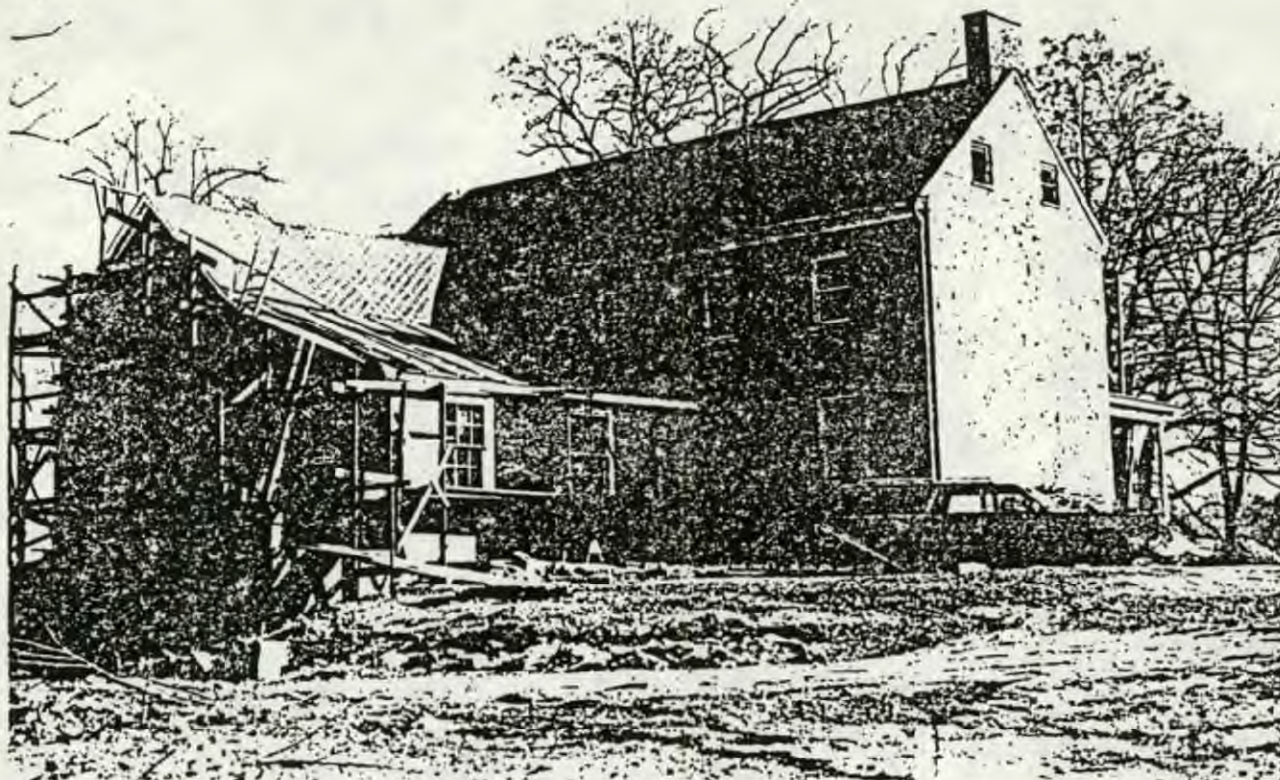
The frame end (now covered with brick veneer) is two bays with 6/6 double hung sash windows. On the east gable end is a doorway with transom and sidelights.

On the north a brick wing has been added. The dormers are being added presently.

In plan, the stone section has an end hall and one room. The frame end is one room also.

There is a double corn crib west of the house.

SEE INSTRUCTIONS



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:

Christopher Owens, Park Historian

ORGANIZATION

M-NCPPC

DATE

11 Nov 74

STREET AND NUMBER:

8787 Georgia Avenue

CITY OR TOWN:

Silver Spring

STATE

Maryland

12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature _____

The house of red brick laid in Flemish bond, has a center hall with a rear door to the garden, two rooms on the right with one fireplace, and two rooms on the left, each with a fireplace; on the second floor are four rooms without fireplaces.

The major has not been overlooked by the D.A.R. In October, 1940, the Janet Montgomery Chapter with fitting ceremonies placed on the old brick wall near the front door a bronze plaque which states:

"Home of Samuel Wade Magruder (1732-1792) Lieut., Volunteers, French and Indian War. Magistrate of First Court of Montgomery County 1777. Major Maryland Battalion. Member of Committee to effect resolutions of First Continental Congress."

Upon the death of Major Magruder, his son, Lloyd, inherited the estate, but became financially involved in loans, to help finance sales of tobacco abroad, upon which he could not collect, and in 1838 Locust Grove was sold at Public auction to John A. Carter, son-in-law of Lloyd. The mill was sold off the farm in 1853 to William Orndorff (his wife was Susannah Adams).

Orndorff is described by some of his descendants as a spendthrift. He lost a lot of property, and it is believed Locust Grove passed from his hands about the time of Susannah (Adams) Orndorff's death in 1870.

In 1901 the farm, containing 258 acres, was sold to Robert Weaver of Georgetown. After his death in 1924 it passed by inheritance to his son, Maurice E. Weaver. Mr. Maurice Weaver, who inherited this place from his father, died a few years ago. But before his death the historic old place was sold to Dr. John H. Solomon, the present owner in 1961. Dr. Solomon now lives in a modern home on the edge of the lawn and has erected a large building occupied by the I.B.M. and is building two apartment buildings.

In a talk the author had with Dr. Solomon at his home on this historic old place, summer of 1961, the good doctor has respect for antiques of Montgomery County. The rugged brick house built by Dr. Samuel Wade Magruder nearly two centuries ago, with its associations, with a great patriot and a seat of this County before the Revolutionary War still stands. The doctor assured me that he would do what he could to remodel and restore the house.

Locust Grove II

THIS substantial stone and frame dwelling is less than a mile from Brookeville on the north side of the road leading to Laytonsville. It stands on a pleasing elevation facing south. Although built by a member of the Riggs family, the house has been the home of the Howard family for over a century. The four hundred acres surrounding it are part of Bordley's Choice and include those parts which John Riggs devised to his sons, John and Elisha, in 1762.

Early records indicate that Elisha Riggs, born October 4, 1742, lived in this locality, possibly with older brothers, as early as 1761. About the year 1771, he married Carolina Welsh. Elisha Riggs was quite active in the Flying Camp, that notable component of the Maryland Line, and the archives contain interesting references to his military career.

Early in 1776 he was captain of a company of dragoons with the Flying Camp. His commander wrote to the Council of Safety, at Annapolis, saying that his disposition "does honour to him as an American." The young cavalryman's career was soon over; he made his will on May 17, and died less than a month later on June 6, 1777. He left his widow with five small children. The widowed Carolina married Jacob Holland in 1781, and died a few years later.

John Hammond Riggs, a son, born March 5, 1773, seems to have eventually acquired title to the Bordley's Choice property. Although Captain Elisha Riggs left his children equal portions, to this he added other land, willed by a bachelor uncle, Lieutenant John Riggs, who died in 1808. The estate which he developed amounted to about 500 acres. Here he established his plantation before the death of his



NO. 53 D-9 JOHN HAMMOND RIGGS 1810
STONE

wife, Anna, who died childless on February 18, 1796. Within a few years the young widower's sorrow abated, and he sought the hand of Rebecca Boone Howard. She was the daughter of John Beale Howard, also a Revolutionary soldier and a survivor of the dreadful winter of 1777 at Valley Forge. To them were born fifteen children of whom five became medical doctors.

John Hammond Riggs was a man of distinction in the county. He was a lover of fine horses, hounds, and game chickens, characteristic of some of his descendants even to our own time. In 1807 he became a Captain in the state militia and subsequently Colonel in command of the Forty-fourth Regiment. An active Federalist leader, he represented Montgomery County in the General Assembly from 1811 to 1815, and again in 1821. He was a founder of the Brookeville Academy in 1815 and remained a trustee until 1831. He was also one of the first vestrymen of St. Bartholomew's Parish in 1813.

About the year 1810 he built with stone quarried on the farm the portion of the house now occupied by the Howard family. This stone end of the house contains an entrance hall with a graceful stairway of wide sweep ascending to the third floor. The floor above contains three bedrooms two of which have fireplaces. The frame portion contains on the first floor a large

and a small dining room, passage, pantry, and kitchen, with three rooms on the floor above.

Vestiges of a lovely terraced lawn are still noticed in front of the house, but not a trace of the Colonel's fine shrubbery and garden which had once been his delight. At the time of his political activity he became involved in financial trouble which, tradition says, arose from a lost bet on a cockfight. One Ephraim Gaither, a Federalist companion and neighbor, was the winner. Whether Colonel Riggs actually staked his plantation in a sport so cherished by the gentry of old is not ascertainable today. But in 1824 he made assignment to his brother-in-law, Thomas Riggs, who in turn passed the property over to Ephraim Gaither. Being a proud and courageous man, Colonel Riggs left Maryland to start life anew in Ohio.

It is said that he was so bitter over what had happened that he determined that the Gaithers should never enjoy the beauties of his garden. The evening before his departure therefore he had large barrels of brine prepared, and, after he had cut down the shrubbery and desolated the lawn, he poured on salt water in great quantities. Not a root of old boxwood or lilac grows today on the slopes of the evenly-spaced terraces.

In 1845 the aging Colonel told one of his sons he was going home to Maryland to die. In the same year he and his wife reached Cooksville in Howard County where he died in 1849. He was brought back to his old home, then held by the Howards, and buried in the family cemetery on a hill behind the house.

A few years after the departure of Colonel Riggs for Ohio the farm was bought by Jeremiah Brice Howard, a son of Brice and Ann Ridgely Howard of Anne Arundel County. Jeremiah B. Howard passed away in 1841. His widow, Harriet (Burgess) Howard and her young children remained at the place. Brice Worthington Howard, the only son, born there in May, 1835, was the eventual inheritor of the property. In June, 1864, he and Catherine Eliza Orndorff were married at Rockville. Mr. and Mrs. Howard raised five sons and three daughters.

The two Howard brothers, Thomas and Robert M. Howard have passed to their rewards, also Miss Eve, has passed, leaving only Miss Margaret Howard, in possession of the old home so dear to that well known family.

e12 3-1-84

Locust Grove II (Howard House)= 23/61, proposed for inclusion in the Montgomery County Master Plan for Historic Preservation.

Grounds for objection:

1. Not architecturally significant due to changes.
2. Other more significant houses.
3. Farmland not significant, thus should be excluded from site.
4. No compensation or benefit to property owner.

1. This property was acquired by the Nash family in 1970. At that time there had not been any plumbing, central heating, electricity or telephone installed in the house, facilities having been provided by a well and a privy located near the house at the northeasterly side. The entire house was in substantial disrepair, vandalized and particularly, in the east section, sills and joists were rotted, floors and ceilings were sagging.

Remodelling included:

installed plumbing, heating, electricity, telephone & renovated the interior
replaced front door
removed all other doorways, placed in new locations with replacement doors
replaced all windows in house using different number of lights or size of sash
installed 23 windows where there had been none
three dormers were added to the front of the two sections
three dormers were added to west of the rear section
frame sections were brick veneered on all sides
rear section was extended to west to partly wrap around stone section
rear lower wall was extended to north
three car garage was built into structure at rear under old wing and addition
chimney was removed from east end of front and cap was built on roof
chimney was removed from center of rear section
chimney was added to rear of east section in front of rear section
removed front porch and rebuilt in different configuration and location
added large porch on east side of brick section
added porch on west side of rear section
added large terrace-balcony to rear of brick section
relocated drive and built new circular drive around entire house
paved a portion of drive with brick, gravel on balance
changed grade in rear by removing two terraces
added large stone retaining wall across entire rear of residence
removed large shed roof section on east side
added frame wood shed on west of stone section
removed some bushes and trees
planted bushes and trees

2. Other more significant examples of Federal architecture abound in Montgomery County, substantially unchanged. Mr. Mark Walston, Park Historian, MNCPPC, (Maryland National Capital Park and Planning Commission, or Planning Board) considers #23/69, Riggs House and Brookeville Woolen Mill in Brookeville, and #23/9, Elton, Elton Farm Road, near Sunshine, as structures in good condition, and properly preserved in an original state lying in the general vicinity of Locust Grove II. He cites these as only two of over ten such Federal style houses now on the Historic Master Plan or presently recommended for inclusion.

There are about a half dozen other Federal style homes in the town of Brookeville, all of which are being maintained in good repair. These are all in the Brookeville historic district.

Designation for the Master Plan should be limited to the better examples of unaltered structures which will properly represent the character and architecture of the period and style being exhibited.

3. Even if Locust Grove II in its present condition should be recommended for inclusion in the Master Plan (and that is not admitted here), the farmland of over 300 acres acquired with the house should not be included in the designation. The land has no separate identity or significance, historical or otherwise. I have a sketch of the house, with topographical lines on a two hundred foot scale, on which has been lined in red a suggested site not to exceed 300' X 300', or approximately two acres, as representing a feasible site for the house. This includes land to the tree lines, and follows generally the 425' elevation line. Zoning presently allows sites of one acre each. This two acre plus site is suggested as quite adequate. Access is provided by roadways to Brookeville Road and to the center of the farm. These are not included as they are given quantities and at most might be altered only as to location.

4. Designation for inclusion in the Master Plan and the restrictions placed on the property constitute a taking of private property without compensation. It is suggested that offering property owners a quid pro quo is in order. This could be done without a cash outlay by the County and it could engender support by some property owners for the program. This property is in a TDR sending area, has an allowable building density of one unit for each 25 acres, and has one TDR for each 5 acres of land.

a. An appropriate bonus could be given through increased density, by granting two units instead of one for each 25 acres, or part thereof, of a designated historical site, to be used on the portion not designated as historical, and by granting an increase to two TDR's instead of one for each five acres or a part thereof, included in the site, to be sold for use on other property.

b. There could be an alternative use for a historic site itself other than those now allowed under the zoning code, such as allowing by right multi-family housing in what was formerly a single family home, offices for doctors, lawyers, engineers, land planners, and related fields, and limited retail uses such as an antique shop.

c. There should be an abatement of real estate taxes attributable to a property designated as a historical resource.

5. Mr. Mark Walston, Park Historian for MNCPPC, volunteered that he may be quoted as objecting to the recommendation of Locust Grove II for inclusion in the Master Plan for Historic Preservation, and that he will so report to you.

e j 3
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